City of Alpine

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Regular City Council Meeting Tuesday, May 4, 2021

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, May 4, 2021 at City Council Chambers located at 803 W. Holland Avenue and via Zoom Conference, in the City of Alpine, Texas. Meeting login details may be found at www.cityofalpine.com for the purpose of considering the attached agenda. 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.

<u>Agenda</u>

- 1. Call to Order and Pledge of Allegiance.
- 2. Determination of a Quorum and Proof of Notice of the Meeting.
- 3. Public Comments (limited to 3 minutes per person)
- 4. Presentation, Recognitions, and Proclamations (A. Ramos, Mayor)
- 5. Reports -

City Mayor's Report - None

City Attorney's Report -

- STR Implications
- City Street Abandonment
- AISD Hot Tap

City Manager Report

- Coronavirus Update
- Noise Language in CoA Code of Ordinances
- Performance Bonds for large dollar projects

City Staff Update

- Environmental Services by Adelina Beall
- Animal Services by Jennifer Stewart

6. Public Hearings

- Public Hearing to obtain citizen views and comments on Ordinance 2021-04-06, an ordinance amending Chapter 90 - Article IV - Coin Operated Establishments to the Alpine Code of Ordinances.
- Public Hearing to obtain citizen views and comments on Short Term Rental Special Use Permit Applications.
- 7. <u>Consent Agenda</u> (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.

 Approval of minutes from City Council meeting on April 20, 2021. (E. Zimmer, City Manager)

8. Information or Discussion items -

- 1. Brewster County Appraisal District readout. (R. Stephens, City Council)
- 2. Short-Term Rental Ordinance and Ordinance requirements for Zoning. (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.)
 - Discuss, consider, and take appropriate action on the acceptance of Audit readout from Gibson, Ruddock, and Patterson LLC. (E. Zimmer, City Manager)
 - 2. Discuss, consider, and take appropriate action on the second and final reading of Ordinance 2021-04-06, an ordinance amending Chapter 90 Article IV Coin Operated Establishments to the Alpine Code of Ordinances. (E. Zimmer, City Manager)
 - Discuss, consider, and take appropriate action on the recommendation from Planning & Zoning concerning a Conditional Use Permit application for the establishment of an ice manufacturing plant. Property is located at 106 S. Harrison Street. Record owner is Manuel Salcido. (E. Zimmer, Clty Manager)
 - 4. Discuss, consider, and take appropriate action on the recommendation from Planning & Zoning concerning a Conditional Use Permit application for the establishment of a dirt work, septic service, and accessory retail business office. Property is located at 2210 N. Highway 118. Record owner is Charles Sanders. (E. Zimmer, City Manager)

- Discuss, consider, and take appropriate action on the first reading of Ordinance 2021-05-02, an ordinance amending Chapter 74 - Parks and Recreation, Article I - In General, to the Alpine Code of Ordinances. (E. Zimmer, City Manager) (E. Zimmer, City Manager)
- Discuss, consider, and take appropriate action on Resolution 2021-05-07, a resolution on Pool Admission and Pass Rates for Summer 2021, Alpine Municipal Pool. (E. Zimmer,City Manager)
- 7. Discuss, consider, and take appropriate action on the first reading of Ordinance 2021-05-03, an ordinance amending Chapter 10 Animals, establishing regulations concerning feral cat colonies to the Alpine Code of Ordinances. (M. Curry, City Council)
- 8. Discuss, consider, and take appropriate action to approve Special Use Permit Application for: (E. Zimmer, City Manager)
 - a. Short-Term Rental Special Use Permit for 602 N. Cockrell. Owner of record is Danny Ginn & Monica Quiroga.
 - b. Short Term Rental Special Use Permit for 210 ½ W Ave E. Owner of record is Jennifer Hatch.
 - c. Short Term Rental Special Use Permit for 1108 W Del Rio St. Owner of record is Alberto Cavazos.
 - d. Short Term Rental Special Use Permit for 604 E Ave I. Owner of record is Elaine Peters.
 - e. Short Term Rental Special Use Permit for 206 & 208 E Ave E. Owner of record is Vacation Rentals LLC.
 - f. Short Term Rental Special Use Permit for 101 W. Stockton/1303 N 5th St. Owner of record is Matthew & Rebecca Roggow.
 - g. Short Term Rental Special Use Permit for 110 W Murphy St. Owner of record is Cave Mesa Properties LLC.
 - h. Short Term Rental Special Use Permit for 1107 N 5th Apt A. Owner of record is Jennifer Hatch.
 - Short Term Rental Special Use Permit for 1009 N Bird St. Owner of record is Adam Brant.
 - Short Term Rental Special Use Permit for 906 N 8th St. Owner of record is Ryan & Emma Zent.
 - k. Short Term Rental Special Use Permit for 2400 US Hwy 90 SP#13. Owner of record is Valerie Coggins.

 Short Term Rental Special Use Permit for 704 E Sul Ross. Owner of record is Adam Rothey & Linda Piedad.

m. Short Term Rental Special Use Permit for 207 N Harrison. Owner of record is Bombero 18 LLC.

 n. Short Term Rental Special Use Permit for 302 W Ave B. Owner of record is William & Rachael Hurst.

10. City Council member Comments and Answers - No discussion or action may take place.

11. Executive Session - 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 2:00 P. M. on April 30, 2021, 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

- 1. Call to Order and Pledge of Allegiance.
- 2. Determination of a Quorum and Proof of Notice of the Meeting.
- 3. Public Comments (limited to 3 minutes per person)
- 4. <u>Presentation, Recognitions, and Proclamations</u> (A. Ramos, Mayor)

5. Reports -

City Mayor's Report - None

City Attorney's Report -

- STR ImplicationsCity Street Abandonment
- AISD Hot Tap

City Manager Report

- Coronavirus Update
- Noise Language in CoA Code of Ordinances
- Performance Bonds for large dollar projects

City Staff Update

- Environmental Services by Adelina Beall
- Animal Services by Jennifer Stewart

City Attorney's Report -

- STR ImplicationsCity Street AbandonmentAISD Hot Tap

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COZY CITY APARTMENT STAY	708 NORTH WAI KED ST		O.	YES	IN PROGRESS	5/4/2021
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ALPINE VACATION	502 N 8TH ST	R-2		STORY OF STREET STORY OF STREET		
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ALPINE BED AND BREAKFAST	403 N 8TH ST	. 0	2	YES	APPROVED	4/20/2021
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ADOBE VISTA	604 E AVE I	10	201	YES	APPROVED	4/20/2021
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BIRD'S EYE VIEW	601 N BIRD	200				
ALPINE WINDMILL HOUSE	302 W AVE B	22				
THE DESERT FLAMINGO	708 S CACTILIS ST #4	K-2	NO	YES	IN PROGRESS	5/4/2021
ALPINE HOUSE	902 E AVE -	4	NO			
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DRAGONILLY COLLAGE / BACK ROOM	210 1/2 W AVE E	55	YES	VEC	0014000014	1707/b/c
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ALPINE COUNTRY CLUB LOFTS	602 N COCKRELL	4	u v	TES	IN PROGRESS	5/18/2021
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LA CAJITA VERDE	506 E LOCKHART AVE	R-2		Cap - alleady has approved CUP		
ALPINE VACATION	502 N STU ST		3	YES	APPROVED	4/20/2021
	202 14 0111 31	K-2	2			Section 1

City Staff Update

- Environmental Services by Adelina Beall
- Animal Services by Jennifer Stewart

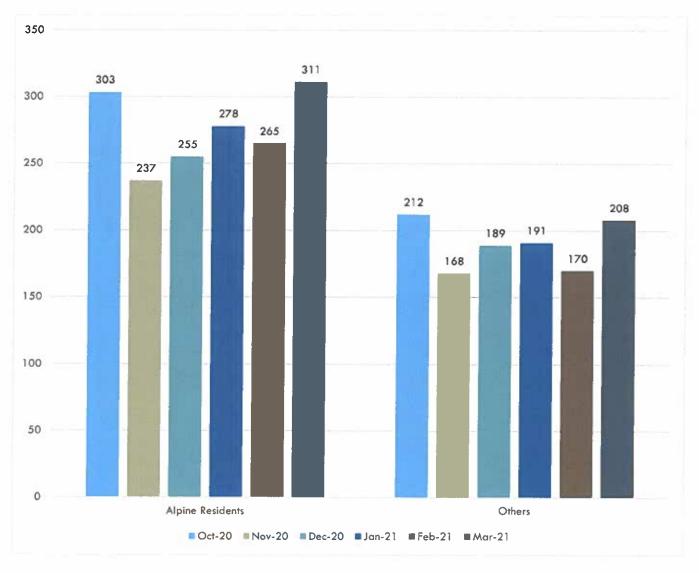
Environmental Services by Adelina Beall



HAL FLANDERS RECYCLING CENTER



Part 1: Hal Flanders Recycling Center: FY 20-21



FY 20-21 Total

Alpine Residents = 1649 (59%) Others = 1138 (41%)

FY 20-21 Monthly Average

Alpine Residents = 275 Others = 190

Hal Flanders Recycling Center: FY 20-21

Material	Oct. 2020 - Mar. 2021 Drop Offs
Mixed paper	2073
Newspaper	575
Plastic	2081
Cardboard	1750
Aluminum cans	1481
Glass	1610
Tin	1463
Brush	126
Scrap Metal	70
Bulky	34
Used Oil	60

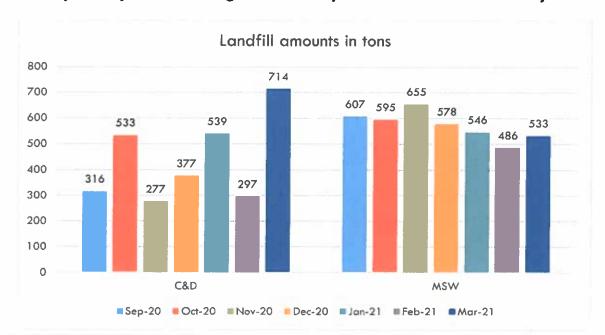
Staffing: One tech position filled (as of 4/11/2021) Recycling Technician job posted on the city website.

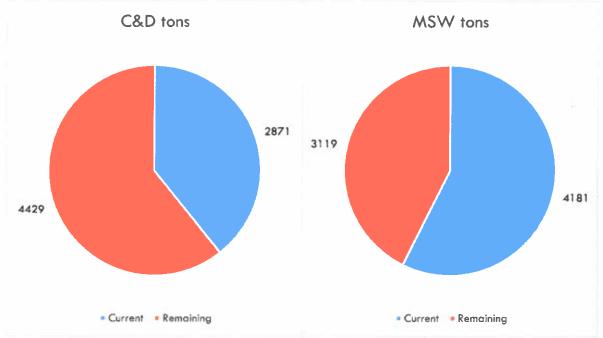
2021 Quarterly Bulk Pick- Up Totals:

January 2021:	
Bulky Trash:	Metal:
8.56	1.87
April 2021:	
Bulky Trash:	Metal:
14.13	4.84
July 2021:	
Bulky Trash:	Metal:
October 2021:	
Bulky Trash:	Metal:
2021 Total Ton	5
Bulky Trash:	Metal:
22.69	6.71

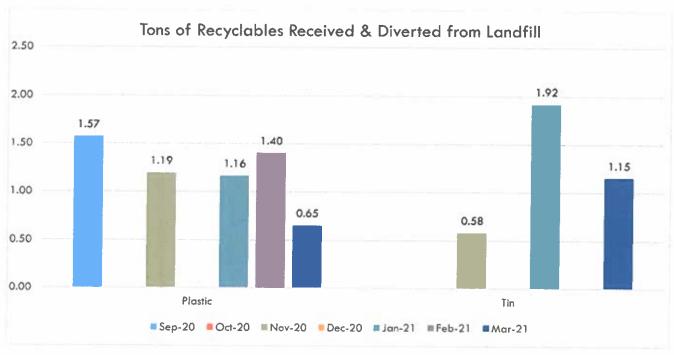
Part 2: City of Alpine Landfill:

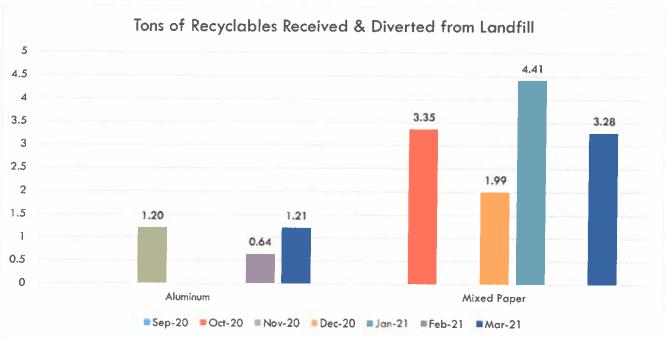
- C&D = construction and demolition
- MSW = municipal solid waste
- Yearly total capacity for each is 7300 tons.
- The yearly total begins on September 1 of each year.



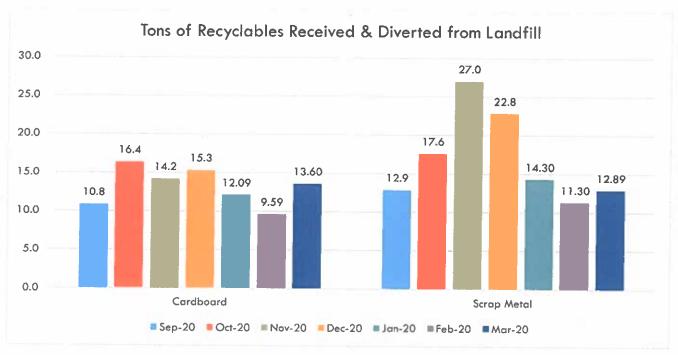


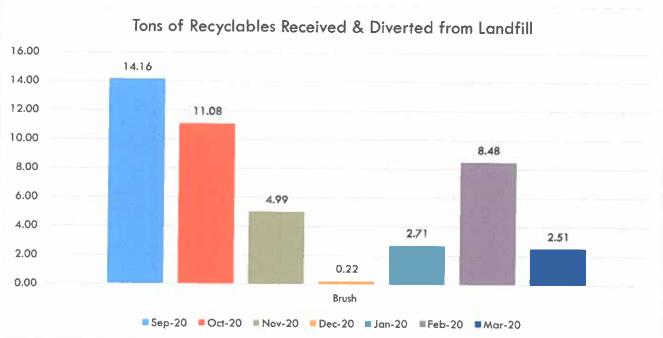
Recycling received & diverted from landfill — including Hal Flanders contributions:

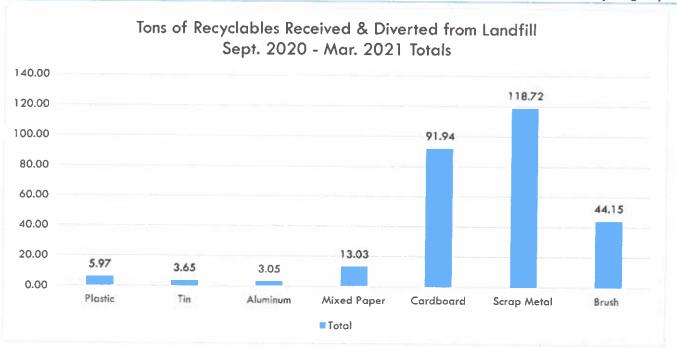




Recycling received & diverted from landfill — including Hal Flanders contributions:







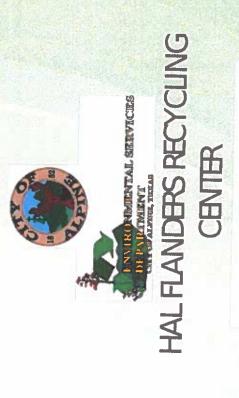
Total Recycled 280.51 US Tons

Environmental Services Update

Adelina Beall

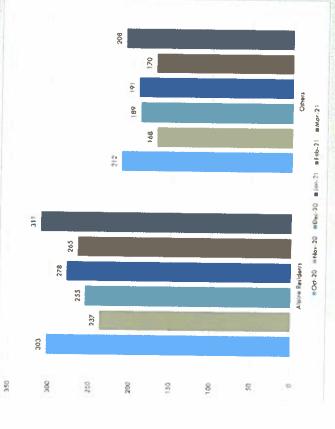
- Recycling Center Stats
- ☐ Alpine High School Demo Project
- ☐ Kokernot Park/Lodge/Poet's Grove Projects
- ☐ Keep Alpine Beautiful
- ☐ City Hall Proposed Green Space
- ☐ Household Hazardous Waste Pilot Collection Event Rio Grande Council of Governments Grant

Recycling Center Stats





Part 1: Hal Randers Recycling Center: FY 20-21



FY 20-21 Total

Alpine Residents = 1649 (59%) Others = 1138 (41%)

FY 20-21 Morthly Average Alpine Residents = 275 Others = 190

Hal Randers Recycling Center: FY 20-21

Oct. 2020 - Mar. 2021 Drop Offs	2073	575	2081	1750	1481	1610	1463	126	70	34	09
Material	Mixed paper	Newspaper	Plastic	Cardboard	Aluminumans	Glass	ᄪ	Brush	Scrap Metal	Bulky	Used Oil

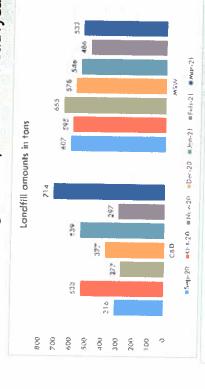
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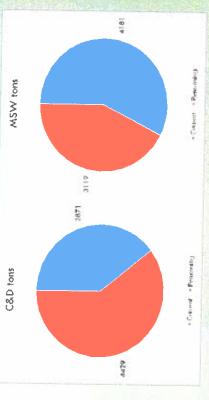
2021 Quarterly Bulk Picke Up Totals:

-	Metal	187	THE LABOR TO SERVICE	Metat	4.84		Metal		Metat	2	Metat	671
arcary 2021:	Bulky Trash	856	April 2021:	Bulky Trash	14.13	July 2021:	Bulky Trash	October 2021	Bully Trash	2021 Total Tors	Bulky Trash	22,69

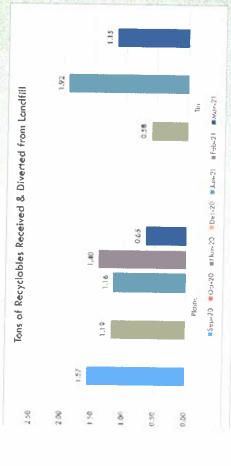
Part 2: City of Alpine Lancifill:

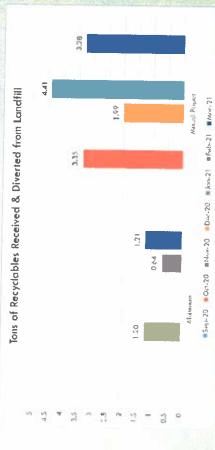
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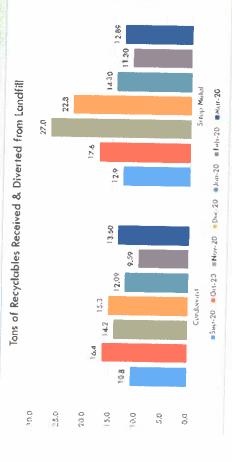


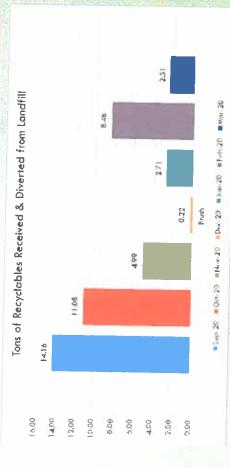
Recyding received & diverted from landfill - induding Hall Handers contributions

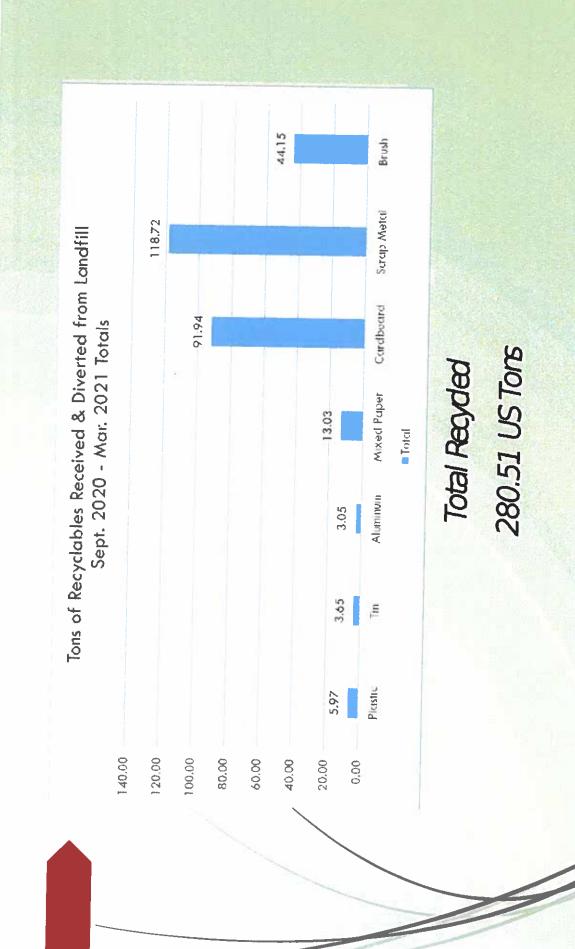




Recycling received & diverted from landfill - inducing Hall Randers contributions.







Alpine High School Demo Project

AISD Robles Construction

AISD Imperial Construction

ROBLES CONSTRUCTION	SCONS.	TRUCT	<u>Z</u>
2020-21	C&D	BRUSH	BRUSH METAL
SEPT '20			
OCT '20			
NOV '20	103,280	87,660	20.540
DEC '20	25,840		-
JAN '21	9,840		
FEB '21	9,880		
MAR '21	29440		
APR '21			
MAY '21			
JUN '21			
JUL '21			
AUG '21			
SEPT '20			
OCT '21			
NOV '21		STATE STATES	77.
DEC '21	*SEC. 1879		
TOTAL LBS:	178,280	87,660	20.540
TOTAL TONS:	89.14	43.83	10 27

IMPER!	AL CONS	IMPERIAL CONSTRUCTION	NO
2020-21	C&D	BRUSH METAL	METAI
SEPT '20			
OCT '20			To Control Mark
NOV '20		TO STATE OF THE PARTY OF THE PA	
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JAN '21	15.940	Seal Control	
FEB '21	5,820	THE REAL PROPERTY.	
MAR '21	10500	The same	
APR '21			
MAY '21			
JUN '21			To you
JUL '21			
AUG '21			
SEPT '20		Total Control	
OCT '21			
NOV '21			
DEC '21			
TOTAL LBS:	39,680	0	0
TOTAL TONS.	19.84	•	•

Kokernot Park/Lodge/Poet's Grove Projects

- Rain Gardens
- ☐ Water Fountain (Hendryx Loop)
- Wild flower seeding
- Interlocal Agreements with SRSU
 - ☐ Verbal Agreement 2/5/2021
- Pilot Project Ponds East of Kokernot Lodge
- Started Cleanup 3/27/21
- ☐ Effluent Pipe (May June 2021)
 - Grassland Restoration
- ☐ Completed planning 5/4/2021
- □ Next Partner Meeting 5/6/2021

Kokernot Park/Lodge/Poet's Grove Projects - Timeline

Luk. Day 2022	207 797- Jino										TPWD Grant - Phase Iti		Creek Restoration/intaleation	Bird Bands
Jan-June 2023									TPWD Grant Ann	Phase III due; Jan 2021				
July-Dec 2021 Jan-June 2022 July-Dec 2022 Jan-June 2023 July-Dec 2022									TPWD Grant - Phase II	Extension Trail system				
Jan-June 2022							TPWD Grant App. Phase II due: Jan	7707						
July-Dec 2021							TPWD Grant - Phase F	Educational signage						STATE OF THE PARTY
Apr-Jun 2021		Sibt Broketteckby Co.	AOD - CAVENDAGE IN THE			Gressland Restoration - Seeding (RGJV)								
Mar-21				Grant Ann	Due Mar 2021									1
Feb-21	tz afton	Brown School												
Dec2020/Jan 2021 Feb-21 Mar-21	TCEQ 30 TAC 210 Authorization	The state of the s	TPWD Grant App. Phase I due: Jan 2621											
Task#	2	3	4			9	1		60			6		
							\							

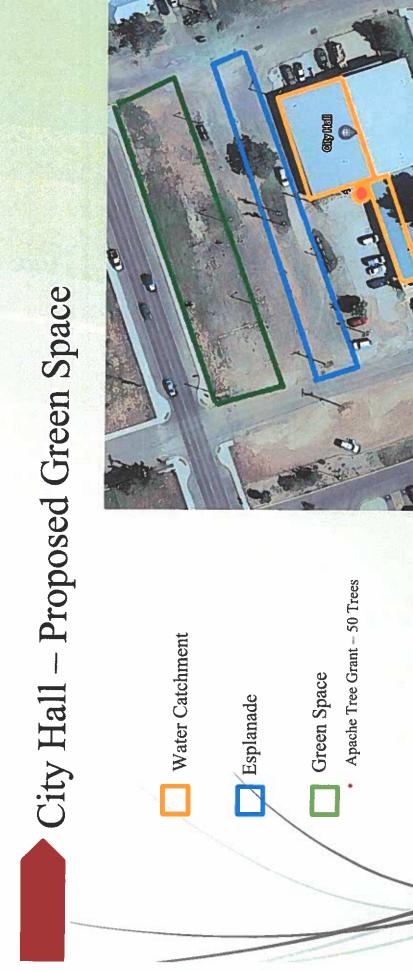
Keep Alpine Beautiful

- · Recognized as Gold Star Affiliate by Keep Texas Beautiful
- · Received Keep Texas Beautiful 2021 Governor's Community Achievement Awards. Category 3 Population 5,501 - 9,000 - 3rd Place

GOLD STAR AFFILIATE

202





Household Hazardous Waste Pilot Collection Event - Rio Grande COG Grant



Household Hazardous Waste (HHW) Pilot Collection Event



Contact the Environmental Services Coordinator to schedule of drop off; Phone: (432) 294-3183 Email: environmental.services@ci.alpine.tx.us

By Appointment ONLY

Saturday May 8th, 2021 9:00am-1:00pm Hal Flanders Recycling Center, 305 Cemetery Rd. Alpine, TX 79830



No more than approximately ten (10) HHW items can be accepted per appointment, per car, or what could fit in an office box (roughly 12"x17"). We will accept limited amounts of:



No sharps or medical waste. No RX prescription drugs or medicines accepted. No smoke detectors accepted. Smoke detectors have small amounts of radioactive materials. commercial quantities, drums, or agricultural waste or products.

No commercial quantities accepted, Household products only. Do not leave your vehicle. Only our certified HHW professionals will be allowed to unload vehicles

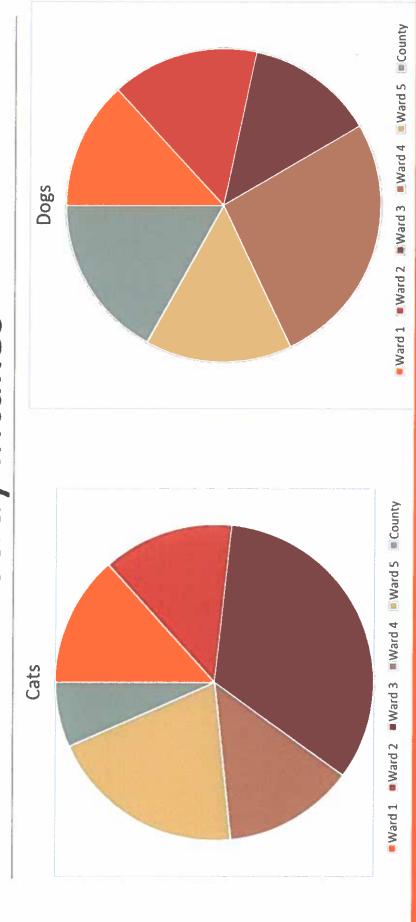
Questions?

Animal Services by Jennifer Stewart

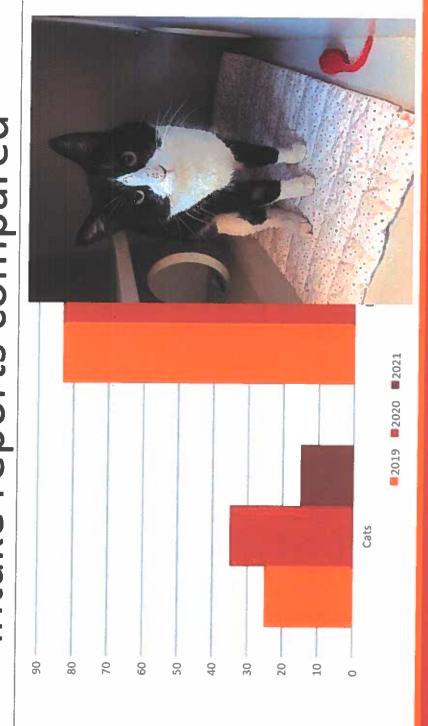
Animal Services 1st Quarterly Report 2021



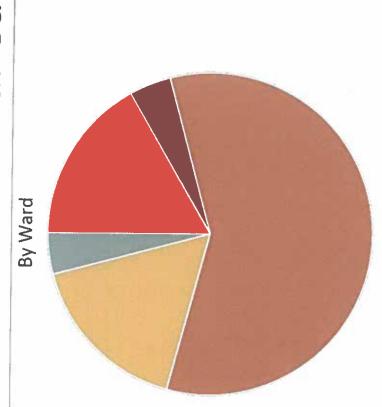
Stray intakes



2019, 2020 and 2021 1st quarterly stay intake reports compared



Feral Cat intake



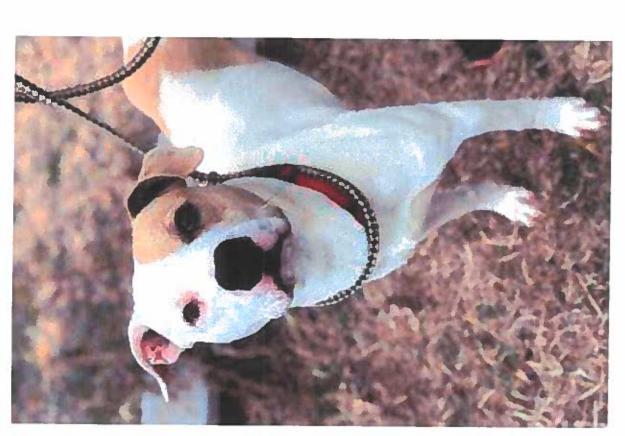




Stray #RTO

Amount of animals RTO compared to stray intake 2019, 2020, 2021

Returned to Owner



Surrenders

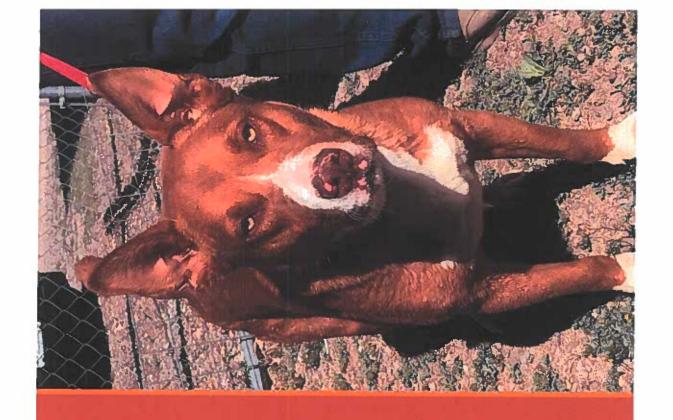
1 cat surrender

10 dog surrenders

3 dog surrenders in January were due to bite incidents and were euthanized

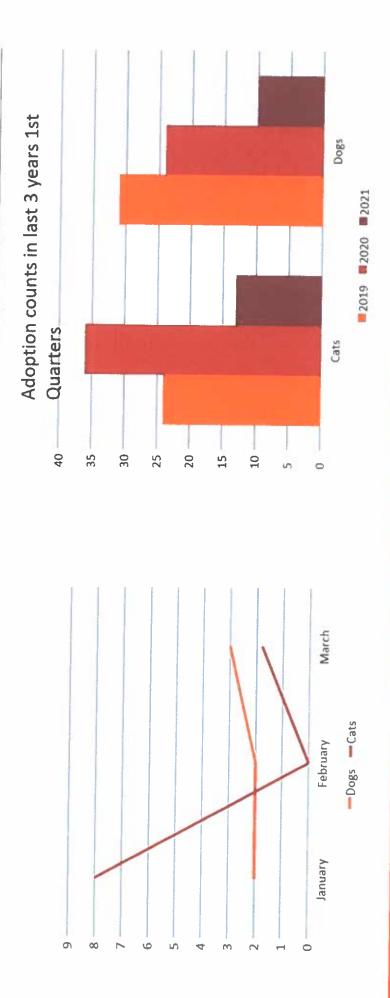
Other intakes

- -Brought in due to an arrest: 4 dogs, all returned to owner or relative
- -Brought in due to death of owner: 2 dogs, both released to relative
- -Brought in for quarantine at shelter: 2 dogs, 1 from county
- -Brought in for holding during a search warrant: 5 dogs



Adoptions

13 cats and 10 dogs were Adopted!



Transports

25 animals were transported to other rescues!
3 cats and 22 dogs were sent to other rescues

March 9th, the first flight out of our Alpine Airport, Austin Pets Alive picked up and transported 1 dog and 14 cats.

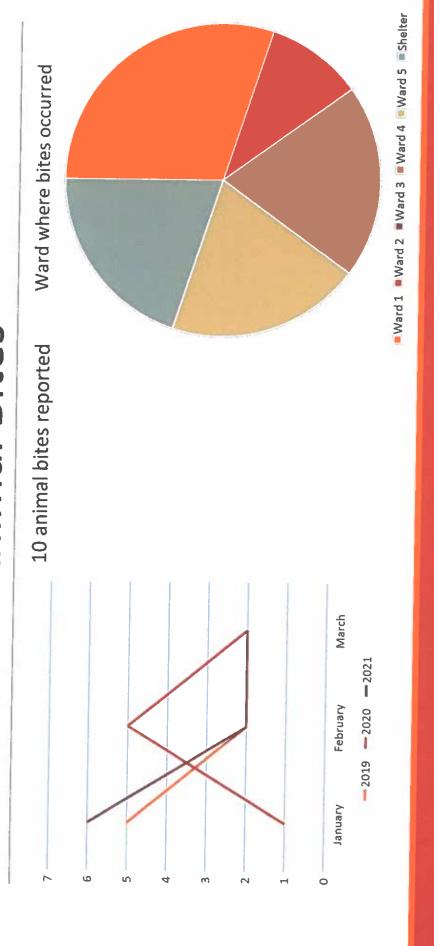
11 of the cats were from the Marathon shelter.







Animal Bites



Microchipping

We placed 7 microchips for the public

1 cat and 6 dogs

Microchipping can be done at

the Animal Shelter for \$15

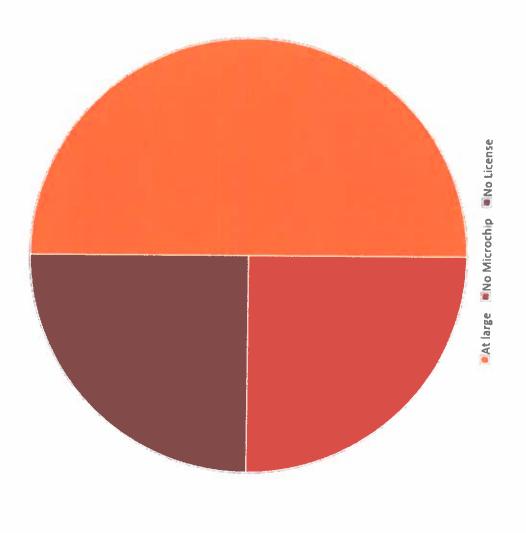


Citations issued

Animals at large: 8

No Microchip: 4

No City License: 4



Monthly PSAs

January, we focused on animal bites and prevention

February, was all about the importance of vaccinating your pet

March, was what to know about keeping your animals outdoors

Coming soon, April- Emergency plans for pets, May- Kitten Season Thank you Chris Ruggia for helping with the aesthetics of the PSAs!



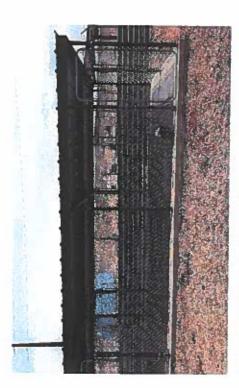
AND GENERAL INFORMATION

In 2020 there were 31 animal bites reported to Alpine Animal Services, most of which were provoked incidents and could have possibly been prevented. Alpine Animal Services is dedicated to protecting the health and safety of the citizens of Alpine and would like to provide some helpful tools for citizens to stay safe around animals in our community.

What can I do to prevent being bitten by an animal?

- Nay away from all unknown animals, both wild and domestic
 Never leave small children unauended in the presence of an animal
- Don't disturb an animal that is enting, skeeping or earing for its young or is exhibiting signs of illness.
- Avoid running past a dog as they like to chase things
- Never reach through or enter at tince or home unannounted as dogs may be protective of their territory and may feel you are a threat.

 Never touch a sick, injured, trapped or dead animal, call Animal Services to hundle the animal instead.
 - Do not let your pets (dogs and cats) rim at large, it is against city onlinance
- Do not feed wild animals
- Vaccinate your cats and dops against rabies, it is the faw in the State of Texas





Shade Structures at the shelter

In March U Construction began building the new outdoor shade structures

pictures taken 4/15/21



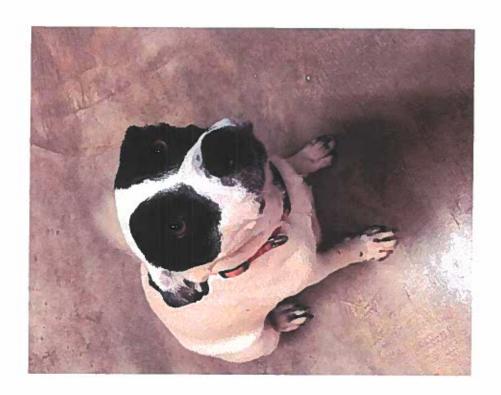


Old fencing

I would like to propose the old fencing at the shelter be donated to the Alpine Humane Society for either use as they deem necessary or sale at their Thrift Store.



Questions?



6. Public Hearings

- Public Hearing to obtain citizen views and comments on Ordinance 2021-04-06, an ordinance amending Chapter 90 - Article IV - Coin Operated Establishments to the Alpine Code of Ordinances.
- Public Hearing to obtain citizen views and comments on Short Term Rental Special Use Permit Applications.

•	Public Hearing to obtain citizen views and comments on Ordinance 2021-04-06, an ordinance amending Chapter 90 - Article IV - Coin Operated Establishments to the Alpine Code of Ordinances.

To the City Council and Mayor -

Why does a city want businesses?

- To enhance the city:
 - Because the services or products offered by the business benefits the citizens and make the city a better place to live, raise children, have more to offer locals and well as visitors
- To generate jobs:
 - Businesses that can offer jobs to citizens are more beneficial to the city when there are many good jobs on offer
- To maintain a healthy economy:
 - More reasons to shop locally, attracting tourists that benefit hotels, restaurants, galleries, etc.
 - To encourage commerce that benefits other businesses and consumers to have more and better choices to buy close to home and draw people to the city

What do coin operated gaming centers have to offer Alpine

- They do not enhance the city
- They do not generate jobs (how many people can work in a coin operated business?)
- They do not help maintain a healthy economy

Why would we want them in Alpine?

Please do not issue permits for gaming centers in Alpine.

Dallas Baxter

N. 7th St, Ward 1



thanks in advance for reading my letter in opposition to adding more gaming parlors/rooms in alpine...

Sibley Liz <sibley1@me.com>
To: Geo Calderon <g.calderon@ci.alpine.tx.us>

Thu, Apr 22, 2021 at 12:08 PM

Dear City Council members.

Thank-you for all you do to help steer our community in the "right" direction.

As an Alpine resident of almost 40 years, I have watched our community steadily grow and diversify in a healthy manner.

My understanding is that we have 2 game parlors allready in our tiny community of Alpine. I do not believe that adding more game parlors is a "healthy" direction for our community. Surely 2 is enough?

Please vote to put a limit of 1 - max 2, on these game parlors.

Sincerely,

Liz Sibley 432 386 3549 1 Las Auras Alpine, Texas 79830 alpinetexasbnb.com

Aerial Overview https://vimeo.com/354147215/04d4ca6c46

Walk through videos:
The Historic Bottle House BnB
https://www.facebook.com/alpinetexasbnb/videos/1228583763984246/



Re: I will be traveling to austin monday but I wholeheartedly agree that 1 (max 2) are plenty for our wee town : Coin-Operated Machines - Permits City of Alpine

Christopher Ruggia <chris@visitalpinetx.com>

Thu, Apr 22, 2021 at 11:44 AM

To: Liz Sibley <sibley1@me.com>

Cc: Erik Zimmer <erik.zimmer@ci.alpine.tx.us>, Geo Calderon <g.calderon@ci.alpine.tx.us>

Hi Liz,

You can send your comment to Geo Calderon (cc'd) and he will queue it up to be read to Council at the meeting.

Chris Ruggia
Director of Tourism, City of Alpine
office: (432) 837-9008
cell: (432) 386-5916
visitalpinetx.com

On Apr 22, 2021, at 11:15 AM, Sibley Liz <sibley1@me.com> wrote:

Can I send in written input beforehand?

Thanks.

Liz Sibley



There is a city council meeting on Monday night to get public comments about coin-operated machines centers (like slot machines). These are NOT locals and I'm highly against these type of establishments. I believe they will devalue properties and be a center for crime-related activity. They want to open 4 new locations in Alpine.

Last year, two asian men drove from Midland in a dinged-up black mercedes visited my building and asked if they could rent it for a coin-operated business. I could barely understand them. They appeared sleezy and I did not feel comfortable around them.

If you have time, please log onto Zoom at 5:30 Monday night and make a public comment against these.

Sarah

Sarah Sibley
Attorney
Sibley Anderson
PO Box 60
Alpine, Texas 79831
432-230-2735
sarahsibleylaw@gmail.com

CITY OF ALPINE

ORDINANCE 2021-04-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AMENDING CHAPTER 90 – TAXATION, ARTICLE IV – COIN OPERATED ESTABLISHMENTS TO THE ALPINE CODE OF ORDINANCES; PROVIDING REPEALING AND SEVERABILITY CLAUSES; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Alpine has cause in pursuit of their legislative duties on behalf of citizens of Alpine to modify and improve rules and regulations concerning different types of establishments within the city; and

WHEREAS, after careful consideration by the City Council, it has been determined that the city will benefit from amendments to the Coin Operated Establishments Ordinance established by Ordinance 2020-02-04; and NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT:

SECTION I FINDINGS OF FACT

All of the premises attached in the form hereto described as Exhibit "A" are hereby found to be true and correct legislative and factual findings of the City Council of the City of Alpine and are hereby approved and incorporated herein as findings of fact. It is the intent of the City Council that Article IV be amended accordingly by Exhibit "A."

SECTION II CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

SECTION III SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

SECTION IV PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION V EFFECTIVE DATE

This ordinance shall be effective upon passage and publication as required by State and Local law.

PASSED AND ADOPTED THIS 6^{th} DAY OF APRIL 2021 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING APRIL 20, 2021

SECOND AND FINAL READING MAY 4, 2021

AT'	TEST	,

Andres "Andy" Ramos, Mayor City of Alpine

Cynthia Salas, City Secretary City of Alpine

APPROVED AS TO FORM:

Sandy Wilson, City Attorney City of Alpine

EXHIBIT "A"

ARTICLE IV. - COIN-OPERATED MACHINE ESTABLISHMENTS

Sec. 90-101. - General.

This article as herein established has been written for the purpose of promoting and protecting the public health, safety and general welfare of the community and in the furtherance of conserving the value of property and establishing a community desirable to reside therein.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-102. - Definitions.

Business owner means and includes any person, individual, firm, company, association, or corporation, owning or having the care, control, management or possession of any skilled or pleasure "coin-operated machine" who exhibits, displays or permits to be exhibited or displayed, in his location of business or upon premises under his or its control, any "coin-operated amusement machine" in this city, save and except religious, charitable and educational organizations authorized under the laws of this state.

Coin-operated machine means any machine or device of any kind or character, which is operated by or with coins or metal slugs, tokens or checks.

Manager means and includes a person or sole individual having the care, control, management of any skilled or pleasure "coin-operated machine" in his/her location of business or upon premises under his/her control within this city.

Merchandise coin-operated machine means any coin-operated machine which dispenses or vends merchandise, commodities or confections.

Music coin-operated machine means any coin-operated machine of any kind or character, which dispenses or vends or which is used for dispensing or vending music.

Property owner means and includes a person, individual, firm, company, association or corporation owning a building, property or facility on which a business will operate within the confines of all laws regulating the business in local, state or federal laws.

Service coin-operated machine means any pay toilet or other machine or device which dispenses service only and not merchandise, music, skill or pleasure.

Skill or pleasure coin-operated machine means any coin-operated machine of any kind or character, which dispenses or is used or is capable of being used or operated for amusement or pleasure or when such machine is operated for the dispensing or affording skill or pleasure, or for any other purpose other than the dispensing or vending of merchandise, commodities, confections, services, or plays music in addition to or in connection with the dispensing of skill or pleasure shall be considered as skill or pleasure machines. The term skill or pleasure coin-operated machine shall exclude coin-operated machines designed exclusively for children.

Skill or pleasure coin-operated machine establishment means any structure where one or more skill or pleasure coin-operated machines are operated for profit.

Skill or pleasure coin-operated machine permit means a permit to operate a skill or pleasure coin-operated machine establishment.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-103. - Exemptions.

The permitting and regulation provisions of this article do not apply to:

- (1) Skill or pleasure coin-operated machines kept in private residences or apartments and used without charge by members of the family or bona fide guest;
- (2) Skill or pleasure coin-operated machines provided on the premises of religious, charitable, educational or fraternal organizations for the use of members or their guests and not for private profit, although a charge is made for playing;
- (3) Skill or pleasure coin-operated machines provided on the premises of bona fide clubs or social organizations, not operated for private profit although a charge is made for playing, which provide other membership privileges and activities usual in bona fide private clubs organized for promotion of some common object and whose members must be passed upon and elected as individuals, by a committee or board of directors, executive committee or similar body chosen by the members at their annual meeting;
- (4) Skill or pleasure coin-operated machines provided on the premises of publicly owned facilities;
- (5) Service coin-operated machines, music coin-operated machines, and merchandise coin-operated machines.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-104. - License required.

- (a) It shall be unlawful to own, possess, maintain, or operate a skill or pleasure coin-operated machine establishment as defined herein within the city, unless and until said establishment shall first have been licensed and permitted for such purposes; provided, this requirement shall not apply to those places which are exempt from the provision of this article.
- (b) Application for license and permit shall be made with the city secretary initially and on or before January 1 of each succeeding year.
- (c) The annual license and permit fee shall be as follows: \$3,000 \$1,000.00 license fee per year and \$120.00 permit fee per year. The city secretary is authorized to collect this annual license and permit fee, which shall be due and payable on January 1 of each year. The City of Alpine shall permit a maximum of four Coin-Operated Amusement businesses to operate within the city limits. A first come, first served waiting list will be established with the City of Alpine Building Department after four Coin-Operated Amusement businesses are operating in the city limits.
- (d) Any license and permit issued pursuant to this article shall be non-transferable and non-refundable.
- (e) The license and permit shall be posted conspicuously, noticeable to common view.

- (f) An application shall be denied if an applicant has been convicted in any jurisdiction for any of the following offenses within the last ten years prior to the date of the application:
 - (1) Any offense punishable by imprisonment for more than one year;
 - (2) Theft or any crime involving false statements or declarations; or
 - (3) Gambling, as defined by the laws or ordinances of municipality, county, or state, the United States, or any similar offense in any other jurisdiction.
- (g) Applicant must register each skill or pleasure coin-operated machine with the city by identifying the following information:
 - (1) The name of the manufacturer;
 - (2) The serial number;
 - (3) The type of machine.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-105. - Applications; permit form.

Any person desiring a permit to operate a skill or pleasure coin-operated machine establishment shall file with building services a written sworn application for such permit. Building services will submit the application to a permitting committee consisting of the chief of police, who shall be the head of the licensing committee, the city secretary, the building official, and the city manager.

The application shall state:

- The location, by street and number, of the business;
- (2) If the operator is an individual, that he has not been convicted of a felony or, if he has, the nature of the offense and the length of his residence in the city;
- (3) If a firm, association or partnership, all the information prescribed in subsection (2) as to each individual composing the firm, association or partnership;
- (4) If a corporation, that is organized and charted under the corporation laws of this state applicable to such corporation or, if a foreign corporation, that such has complied with the laws of the state applicable to such corporation and the same information with reference to the operator or person in charge of the operation of the skill or pleasure coin-operated machine establishment to be permitted, as is prescribed in subsection (2); in addition thereto, a statement as to the names of incorporators or stockholders and amount of interest owned by each; provided, however, that the applicant shall not be required to list the names of shareholders owning less than ten percent of the stock of the corporation;
- (5) The applicant's name, address and interest in the business;
- (6) The operator's name, address, if different from the applicant; and
- (7) The number of skill or pleasure coin-operated machines to be permitted.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-106. - Enforcing compliance by operator; revocation of license or permit for violation.

The operator of any skill or pleasure coin-operated machine establishment shall not permit the violation of any of the terms of this article and any violation of a provision of this article in the operation of a skill or pleasure coin-operated machine establishment shall be grounds for revocation of the permit therefor.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-107. - Inspection of premises.

Officers of the city police department on official duty are authorized and empowered to enter during regular business hours, for the purposes of inspection and for the preservation of law and order, any skilled or pleasure coin-operated machine establishment within the city.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-108. - Location.

The location of any skill or pleasure coin-operated machine establishment is hereby prohibited where the place is within 300 feet of any church or school.

The measurements of the distance between locations shall be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-109, - Hours.

A skill or pleasure coin-operated machine establishment shall be open for business as set forth below:

Monday—Thursday: 7:00 a.m. — Midnight

Friday, Saturday: 7:00 a.m. — 2:00 p.m.

Sunday: Noon-Midnight.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-110. - Age limits.

The following age limit shall be applied to skill or pleasure coin-operated machine establishments:

- (1) Persons under the age of 21 shall not be permitted to operate skill or pleasure coin-operated machines.
- (2) Persons under the age of 21 shall not be allowed access to the gaming area.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-111. - Alcohol.

The sale of alcoholic beverages in or on the premises of a skill or pleasure coin-operated machine establishment is prohibited, except to the extent the business is licensed to sell alcoholic beverages by the Texas Alcoholic Beverage Commission. No individual, person, owner or manager shall give, bring to, or allow the bringing of any alcoholic beverage in or upon the premises of a skill or pleasure coin-operated machine establishment, except, as outlined above.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-112. - Gambling; intoxication.

It shall be unlawful for any person while in a skill or pleasure coin-operated machine establishment to gamble, make bets, consume or have in his possession any alcoholic beverage, or to be under the influence of any alcoholic beverage; provided, however, that the terms of this section relating to the possession and consumption of any alcoholic beverage shall not be applicable to parties on premises that are operating pursuant to a mixed beverage permit issued by the Texas Alcoholic Beverage Commission and zoned for such use by the city.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-113. - Violations.

Any person, business owner, or manager violating any provision of this article shall, upon conviction of such violation, be deemed guilty of a misdemeanor and shall be fined in any sum not to exceed \$500.00 per incident. Each day that such violation is permitted to continue shall constitute a separate offense. In addition to any other penalty or punishment imposed by law, violation of this section shall cause for revocation of skill or pleasure coin-operated machine premises permit and licenses issued pursuant to this section.

Two or more violations of this article, other city ordinance or state law at any time shall result in the revocation of the city permit for 6 months. More than four violations of this article, other city ordinance or state law at any time shall result in the permanent revocation of a license/and or permit by any person, business owner, or manager violating any portion of this article.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-114. - Savings and severability.

If for any reason a skill or pleasure coin-operated machine establishment permitted and licensed hereunder is not being conducted in accordance with this article, the laws of the state, or other ordinances of the city shall be held invalid or unconstitutional by final judgement of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision hereof be given full force and effects for its purpose.

(Ord. No. 2020-02-04, § I, 3-3-20)

•	Public Hearing to obtain citizen views and comments on Short Term Rental Special Use Permit Applications.

Mayor Andres 'Andy' Ramos Alpine City Council c/o Geo Calderon, City of Alpine Administration 100 N. 13th St. Alpine, TX 79830

Re: STR application for 602 N. Cockrell

Dear Mr. Mayor and Alpine City Council,

This is a follow up letter to one I sent on April 7 concerning the STR request at 602 N. Cockrell. My husband and I purchased the house next door to this property (at 809 E. Ave A) in 2015 and spent a year repairing and renovating before moving into the house in 2016.

I would like it noted that 16 guests at a time have routinely occupied this small hotel since the owners (who also own a 17-room hotel in a designated commercial part of Alpine) began advertising. Contrary to testimony by the applicant at the last council meeting and to her letter to the Council, the courtyard is NOT private, and her visitors can and DO look right into our bedroom, at times even pointing up at us. We don't have central air in our old house, so being able to open our windows at night is important to us, but with the noise, the cigarette smoke (not allowed inside the rooms but very apparent in the courtyard), the parties, the motorcycles, and the flood lights, we retreat behind blackout curtains to the extent possible and swelter on summer nights. As I previously wrote to outgoing Councilman Stephens, our lives have forever changed with the noise, the lights, the intrusive behavior of the guests. Even the dumpster behind our house is so often full that we effectively can't use it but have to walk to the next block. Yet we pay \$60/month for their privilege to fill it up.

I would also like to note per the applicant's testimony at the previous meeting, I know there has been more than one noise complaint. I don't know why my complaint was not logged, but I do know that nobody ever showed up. When Councilman Stephens asked the applicant about how she enforced noise, she replied that she's always on site and always responsible to call out unruly guests. I am copying here a user review from her airbnb listing for this property to prove neighbors' allegations that this is hardly the case:



Very spacious with a large courtyard, very helpful and wonderful hosts. Monica is extremely prompt in her response. Check-in time was 4:00 PM, but we arrived a couple of hours earlier and Monica was very kind to accommodate us. We had wood and fuel for the fireplace in the courtyard that we lit and enjoyed during our stay. Anyone who intends to visit Big Bend national park and do not mind a little bit of drive to the park entrance, I would strongly recommend this property. We had quite a few excited teenagers who could be loud at times laughing and joking around, but the hosts let us enjoy our stay with no restrictions.

The applicant also stated that because her rentals have no kitchen, they cannot be considered family apartments. But her advertising clearly states the use of the courtyard kitchen plus the courtyard bathroom, and I can assure you they are used frequently. (User reviews indicate many if not most of the guests do use the outdoor kitchen.)

Because they operate a "biker bar" in downtown Alpine, the spillover also arrives in our R-1 neighborhood, and motorcycles often fill the alley behind my house rendering our backyard unusable to us as we do not have a privacy fence.

The applicant fosters dogs regularly yet welcomes dogs to these rentals. It appears that her dogs and their dogs do not always get along, and this presents yet another source of noise that we have been unable to screen.

Because her establishment is also advertised as "event space" for large groups, the noisy beer parties, the lights, and music in the courtyard late into the night on a regular basis invade our home to the point we are unable to sleep. A flood light pointed directly at our bedroom window is on until the last guest finally retires to a room, and at that point the motion sensors kick into gear lighting up yet another part of our house. On one occasion prior to barricading ourselves in our own house, her guests pointed and laughed at us as we moved to shut our windows.

In short, the courtyard which she claims is completely private IS NOT PRIVATE BY ANY STRETCH.

I want to acknowledge that when we are on vacation, we too enjoy bonfires, outdoor parties and music, taking part in fun events. But when this happens where you live 2-3x a week, week after week, it is not fun. It's a violation of our rights. The wonderful tourists who come to Alpine to party or go to the parks return to their homes and are able to go back to their sleep routines... but for us, new tourists arrive night after night and we become unwitting party guests, miserable and damaged from lack of sleep.

Finally, we appreciate the revenue the City may get in these tough times from people all over Alpine renting out extra rooms. This property, however, was knowingly purchased to be used as a small hotel despite its location in an R-1 neighborhood. This is completely unfair to the people who have lived here for many years. We purchased in 2015 so we are the newcomers. We are willing to compromise to allow for a single room rental like so many others in Alpine, but we did not sign up for a hotel next door. We retired to Alpine for its quiet and clean air and dark skies and intentionally sought R-1 for its distance away from the commercial part of town. My family would appreciate it very much if their hotel rooms would be restricted to the business district.

I would like to note that our family strongly believes in the rights of property owners. As a famous Texan once said, "Property rights are great ... as long as they're yours." But when those rights infringe upon the rights of others with little to no regard for people who must live in close proximity, quality of life is destroyed for those who follow all the rules and try to be good taxpaying citizens.

We respectfully request that this permit be denied.

Cindy and Nick Symington next door to 602 N. Cockrell



Fwd: From Judy Freeman

Judy Freeman <judyhfreeman@gmail.com> To: g.calderon@ci.alpine.tx.us

Fri, Apr 23, 2021 at 3:52 PM

Geo.

Please see that all the city council members are sent this email. And, could you please send me the transcript of the portion of the council meeting that had no sound.

Thank you. Judy Freeman

Sent from my iPhone

Begin forwarded message:

From: Judy Freeman < Judyhfreeman@gmail.com>

Date: April 23, 2021 at 3:47:48 PM CDT

To: Rick Stephens <ward5.stephens@ci.alpine.tx.us>

Cc: Cindy Symington <sonbyrd@yahoo.com>, Rozolen <rozolens@hotmail.com>

Subject: From Judy Freeman

Dear Rick.

Is there a way for us to get the transcript for what happened at the City Council mtg after the sound went off?

I think focusing on the R 1 zoning status is all the leg we, the neighbors, need to stand on. **They chose to buy a single-family home with nine bedrooms.** By law, they were advised of the R1 zoning when they bought the property.

The noise and the vehicles and the lights and the trash are all things that have developed as a direct result of them having people in those "rooms". Whether you call the complex four apartments are two apartments, there are still four bedrooms with at least four large beds. Probably more. Which can translate into 8 to 15 or more people at any given time.

What happened to all the four other letters that were sent? Were they read by the other council members? Why were they not read at the meeting?

The police were not called more often because of fear of reprisal and not wanting to be confrontational — especially not with this particular person, who plays the victim, but is in fact the bully. Now I feel as if I have a target on my back and I am worried that the council is inclined to rule in her favor over five single-family residences.

I respectfully request the the city counsel rule against their being allowed to use their single-family home as rental property; and that they confine their hospitality business to their hotel downtown.

Sincerely.

Judy Freeman

Sent from my iPhone



Airbnb 602 N. Cockerel

Janice Moss-Wren <janicejmoss@gmail.com> To: Geo Calderon <g.calderon@ci.alpine.tx.us>

Tue, Apr 20, 2021 at 7:04 PM

Dear Mayor Ramos,

My mother, Julia Moss, lives at 810 East Avenue A in Ward 1. The home at 602 N. Cockerel is built such that anything that goes on in the backyard of 602 N. Cockerel is heard by the people who live on Avenue A. People who are on vacation are not quiet!

I do not support short term rentals in my mother's neighborhood. It is a nuisance.

The home at 602 N. Cockerel has never been vacant for very long because it is in a nice neighborhood.

Because Julia is 99 years old, I spend quite a bit of time in her home. As my bedroom has been on the front of the house since it has been built I get full force of noise, traffic and light at night. And don't forget the people who just find it inconvenient to park in the parking spaces park on the street in front of other people's homes.

Janice Moss-Wren

Alpine City Council City of Alpine Administration 100 N. 13th St. Alpine, TX 79830

Dear Mr. Calderon and Alpine City Council,

I am writing in response to a letter I received from the Alpine City Secretary informing my family that a permit application has been made for a short term rental to be established at the house right next door to us (602 N. Cockrell). Because I am unable to attend the meeting, I am submitting this letter to express our objection to a permit being issued in our residential neighborhood.

We purchased our house in 2015 hoping to retire in Alpine in a quiet small town neighborhood, enjoy cool summer nights with open windows, get to know our neighbors and settle into small town life away from the big city where we had spent our entire working lives. Indeed we enjoyed every moment we spent there the first couple years of owning our property. The large house next door at 602 N. Cockrell was sold to its current owners not long afterward and was immediately put to use as a short term rental (Airbnb showed 3 nightly rentals available at that location in 2018). The large courtyard in the center of the lot is directly adjacent to both of our bedrooms, and the noise from late night parties along with the bright lights that are on all night immediately affected our ability to sleep. We could no longer leave windows open because of the noise from the partying, dogs barking, music playing til late night on the weekends - and occasionally during the week as well. We also bought blackout curtains so our house was not lit up like a Christmas tree at night (which have been only marginally successful at curbing the intrusive lights from next door). We were never approached by the new owners either by way of introducing themselves or apologizing for the inconvenience of a couple of the late nights that involved quite a lot of drinking as evidenced by the beer cans in the street the next morning. We were disillusioned to say the least and put our house on the market. It did not sell, and our son has been living there the past year and a half. Clearly this past year has been plagued by shutdowns and lack of tourism, so the year 2020 was a quiet one by way of covid. But also because of the lockdowns which resulted in our decreased income, we returned to work in the City. There's nothing we would like more than to re-retire to the house we thought we bought back in 2015 now that (hopefully) life is starting to return to normal for all of us. I'm told the owners of this house are also opening a boutique hotel at 5th and Ave E. My family would appreciate it very much if their rental business would be restricted to the business district.

I would like to note that our family strongly believes in the rights of property owners. But when those rights infringe upon the rights of others with little to no regard for people who must live in close proximity, quality of life is severely diminished for the innocent.

Thank you for considering my comments.

Cindy and Nick Symington

Rozolen Stanford Denis Foley 601 N. Cockrell Street P.O. Box 1106 Alpine TX 79831

April 12, 2021

Dear Cynthia Salas: City of Alpine Secretary

We live at 601 North Cockrell across the street from Danny Ginn and Monica Quiroga. This letter is in response to an application of a special use permit to allow a Short-Term Rental to be established at 602 N Cockrell.

The Foley Family built our home in this neighborhood in 1967 over 50 years ago. Our family has continuously lived in this home for all those years. Denis and I bought this house from Elizabeth Foley's estate four years ago keeping it in the family. The Hancock Neighborhood surrounding our home is mostly retired people. It is a quiet neighborhood. We get a bit of pass through traffic in front of the house but for the most part it has been a neighborhood where you will see people walking their dogs and riding bikes.

We do not really know Danny and Monica very well. What we do know of them is that they are very industrious and creative. The establishment of their biker bar and hotel downtown has brought tourists to Alpine. What a great idea to provide a hotel and parking for motorcyclists.

I am afraid that the short term rentals behind their house will bring more traffic noise, congestion in the alleyway, noise in general and litter to the street. If it was one unit perhaps these issues could be monitored. I believe there are 3-4 places (that is a motel) to rent in the alley behind their house. This is a residential neighborhood where a few of our neighbors do have single casitas in their backyard. But I do not believe a motel type business belongs on a residential street. I was actually surprised to receive this letter from the city because there have been renters in and out of these units for well over a year. We have seen an increase of traffic. I have picked up trash and cigarette butts off the front curb of my house left by the people staying there. I have been disturbed by the startup of about 5 motorcycles at one time right in front of my house. I have heard my neighbors complain of excess noise coming from the backyard where guests congregate. We have experienced what these short-term rentals would bring to our neighborhood.

I applaud the Ginn/Quiroga contributions to the vitality of downtown Alpine. I kindly request that you not permit a multi-room motel in our R-1 zoned quiet residential neighborhood.

Sincerely,

Rozolen Stanford

Denis Folev

7. <u>Consent Agenda</u> – (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.

 Approval of minutes from City Council meeting on April 20, 2021. (E. Zimmer, City Manager) City of Alpine Regular City Council Meeting Tuesday, April 20, 2021 5:30 P.M. Minutes

- Call to Order, and Pledge of allegiance to the flags Mayor Ramos called the meeting to order. The meeting
 was held at Big Bend Telephone Conference Room in the City of Alpine, Texas. Mayor Ramos led the pledge
 of allegiance to the flags.
- Determination of a quorum and proof of notice of the meeting Councilor Curry, Councilor Rodriguez,
 Councilor Sandate, and Councilor Stephens attended at Big Bend Telephone Conference Room. Mayor
 Ramos, Councilor Betty Fitzgerald attended via zoom. City Secretary, Cynthia Salas reported that the agenda
 was posted at 2:00 P.M. on April 16, 2021. City Manager Erik Zimmer attended at Big Bend Telephone
 Conference Room. City Secretary Cynthia Salas and City Attorney Sandy Wilson attended via zoom.
- 3. Public Comments (limited to 3 minutes per person) –
- 4. Presentation, Recognitions, and Proclamations (A. Ramos, Mayor) None
- Reports Copies of the charts presented during the meeting are posted on the City website at www.cityofalpine.com/cmreports.

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

City Attorney's Report -

- Update on Brewster County Jail MOU (Memorandum of Understanding)
- Update on Coin Operated Businesses Ordinance preparation

City Manager Report -

- Coronavirus Update
- Dark Skies Ordinance Update Workshop 3 on Thursday April 8, 2021
- Old Schoolhouse (aka Sunshine House) Renovation Update
- Review US Representative Tony Gonzales request for Community Program Funding

City Staff Updates -

- Tourism and Visitor Center Updates by Chris Ruggia and Heather Yadon
- Utilities Update by Scott Perry

6. Public Hearing -

Public Hearing to obtain citizen's views and comments on Ordinance 2021-04-01, an ordinance amending Chapter 22 – Business, Article III – Peddlers to the Alpine Code of Ordinance.

Public Hearing to obtain citizen's views and comments on Ordinance 2021-04-03, an ordinance amending Hotel Occupancy Tax Budget.

Public Hearing to obtain citizen's views and comments on Ordinance 2021-04-04, an ordinance amending Chapter 98- Utilities to the Alpine Code of Ordinances.

Council minutes: 04-20-2021

Approved: 05-04-2021

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 April 6, 2021. (E. Zimmer, City Manager)
- 2. Approval of Abbey Ward Branch for Planning & Zoning Commission Ward 4 position. (M. Sandate, City Council)
- 3. Approval of Estella Vega for Parks & Recreation Advisory Board Ward 4 position. (M. Sandate, City Council)

Motion was made by Councilor Stephens, by Resolution 2021-04-20 to approve the consent agenda as written. Motion was seconded by Councilor Curry. Motion unanimously carried.

- 8. <u>Information or Discussion items</u> None
- 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.)
 - Discuss, consider, and take appropriate action on the second and final reading of Ordinance 2021-04-01, an ordinance amending Chapter 22 – Business, Article III – Peddlers to the Alpine Code of Ordinance. (E. Zimmer, City Manager) – Motion was made by Councilor Stephens, by Resolution 2021-04-21 to approve the second and final reading on Ordinance 2021-04-01, an ordinance amending Chapter 22 – Business, Article III – Peddlers to the Alpine Code of Ordinance. Motion was seconded by Councilor Curry. Motion unanimously carried.
 - Discuss, consider, and take appropriate action on the second and final reading of Ordinance 2021-04-03, a Budget Amendment for HOT Budget. (E. Zimmer, City Manager) – Motion was made by Councilor Stephens, by Resolution 2021-04-22 to approve the second and final reading of Ordinance 2021-04-03, a Budget Amendment for HOT Budget. Motion was seconded by Councilor Rodriguez. Motion unanimously carried.
 - 3. <u>Discuss, consider, and take appropriate action on approving the second and final reading of Ordinance 2021-04-04, an ordinance amending Chapter 98 Utilities to the Alpine Code of Ordinance. (R. Stephens, City Council) Motion was made by Councilor Stephens, by Resolution 2021-04-23 to approve the second and final reading of Ordinance 2021-04-04, an ordinance amending Chapter 98 Utilities to the Alpine Code of Ordinance. Motion was seconded by Councilor Curry. Motion unanimously carried.</u>
 - 4. Discuss, consider, and take appropriate action on the first reading of Ordinance 2021-04-06, an ordinance amending Chapter 90 Article IV Coin Operated Establishment to the Alpine Code of Ordinances. (E. Zimmer, City Manager) Motion was made by Councilor Stephens, by Resolution 2021-04-24, to approve the first reading of Ordinance 2021-04-06, an ordinance amending Chapter 90 Article IV Coin Operated Establishment to the Alpine Code of Ordinance. Motion was seconded by Curry. Motion unanimously carried 4 to 0.

Council minutes: 04-20-2021

Approved: 05-04-2021

- 5. <u>Discuss, consider, and take appropriate action to approve Resolution 2021-04-19, a water cost reduction process for those impacted by Texas Freeze of February 2021.</u> (E. Zimmer, City Manager) Motion was made by Councilor Stephens, by Resolution 2021-04-25 to approve Resolution 2021-04-19, a water cost reduction process for those impacted by Texas Freeze of February 2021. Motion was seconded by Councilor Curry. Motion unanimously.
- 6. <u>Discuss, consider, and take appropriate action to approve Special Use Permit Application for: (E. Zimmer, City Manager)</u>
 - a. Short-Term Rental Special Use Permit for 1007 N. $8^{\rm th}$ Street. Owner of record is Sandra Pratt.
 - b. Short-Term Rental Special Use Permit for 902 N. Bird. Owner of record is Grant & Karen Harpold.
 - c. Short-Term Rental Use Permit for 602 N. Cockrell. Owner of record is Danny Ginn & Monica Quiroga.
 - d. Short-Term Rental Special Use Permit for 506 E. Lockhart Ave. Owner of record is Erika Blecha
 - e. Short-Term Rental Special Use Permit for 907 W. Eagle Pass. Owner of record is Fiftythreee 50 Holding, LLC.

Motion was made by Councilor Stephens, by Resolution 2021-04-26 to approve Special Use Permit Applications as listed. Motion was seconded by Councilor Curry. Motion was amended by Councilor Stephens to approve a,b,d,e and not approve application c and immediately start a discussion that includes the applicants and the neighbors to agree on a proposal to present to the City. Motion was seconded Councilor Curry. Motion unanimously carried.

- 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 2:00 P.M. on April 16, 2021, 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

Council minutes: 04-20-2021

Approved: 05-04-2021

Attest:	
Cynthia Salas, City Secretary	
I, Cynthia Salas, City Secretary, do certify that this notice was posted at 2:00 P.M. on April 16, 20 so posted continuously for at least 72 hours preceding the scheduled time of said meeting.	21, and remained
Cynthia Salas, City Secretary	

Council minutes: 04-20-2021 Approved: 05-04-2021

8. Information or Discussion items -

- 1. Brewster County Appraisal District readout. (R. Stephens, City Council)
- 2. Short-Term Rental Ordinance and Ordinance requirements for Zoning. (R. Stephens, City Council)

1. Brewster County Appraisal District readout. (R. Stephens, City Council)

2. Short-Term Rental Ordinance and Ordinance requirements for Zoning. (R. Stephens, City Council)



Short term rental zoning issues

Adam R <adamrothey@gmail.com> To: ward5.stephens@ci.alpine.tx.us

Thu, Apr 29, 2021 at 7:59 PM

Cc: g.calderon@ci.alpine.tx.us, ICE Linda Rothey lindarothey@gmail.com>

Dear Councilman Stephens,

I am writing to you in response to a letter I received from the City this week regarding plans to consider possible zoning changes that might affect short term rentals (STRs). My wife and I own a small property at 704 E Sul Ross Avenue (El Nopal Casita) that operates as an STR. It is my understanding that the present complaints and concerns regarding STRs have arisen in large part, if not completely, because of the actions of a very small number of STR owners. To undertake or impose wholesale zoning revisions or restrictions on all STRs based on the actions of a few would unduly penalize conscientious STR owners who contribute more to the city than they take.

As some background, my family were Alpine residents from 2016 to 2019. We loved our time there so much, we bought El Nopal Casita to serve as an anchor for us to the Alpine community and allow us to return and visit friends and the beautiful Big Bend area regularly. To facilitate that dream, we decided leasing El Nopal Casita as a STR made the most sense since it would allow us to share our home with others while preserving regular opportunities for us to return to the City with our kids. In the year we have been in operation, the plan has worked to perfection.

In operating El Nopal Casita as an STR, we have been grateful to be contributing to the local economy even as we are now living hundreds of miles away. We employ individuals locally to clean, maintain, and manage the property. We pay property taxes as well as occupancy taxes to the City, that we know are put to good use to support the local government and services it provides to its citizens. We were extremely grateful to have been able to offer El Nopal Casita to a local family during the February freeze who was stranded without power. We did so at no cost to that family, other than the cleaning fee that goes directly and entirely to another local resident who struggled through the emergency. As an STR, we have that flexibility to help individuals in a variety of situations that we could not do were we restricted from operation as an STR.

You can take a look at the reviews of people staying in El Nopal Casita on Airbnb. We currently have a 4.92 out of 5 rating, and it seems people are really enjoying the home as they visit Alpine and contribute to the local economy through their tourist dollars. As best as I can tell, we have had no complaints from our neighbors about the operation of El Nopal Casita. It is a small home, with only two bedrooms, and a limited capacity. We have a driveway that accommodates offstreet parking, and we make every effort to keep the property in clean condition both inside and out so that it remains an asset to the community.

As I mentioned, it is my understanding that there have been recent complaints about the operation of a small number of STRs in Alpine in residential neighborhoods. I understand there have been issues related to noise, disorderly conduct, and parking. It is unfortunate that these issues have arisen and I understand the difficult position issues like this put the City in. But very recent case law, supported by briefing by the Texas Attorney General, suggests that while the City is within its power to curtail unwanted conduct like noise violations, disorderly conduct, and parking violations through enforcement of its current ordinances, to restrict the ability of property owners to operate their homes as STRs violates the Texas Constitution and constitutes an illegal taking of property. See Zaatari v. City of Austin, 615 S.W.3d 172 (Tex. App.—Austin 2020). As a result, any effort by the City to alter zoning laws to restrict the ability of property owners to operate STRs would likely be struck down based on recent precedent.

I thank you for taking the time to read this letter. As I said, we love the City and have many friends there who we stay in regular contact with. We are extremely proud to be contributing to the City through our operation of El Nopal Casita and hope to be able to continue doing so. We are saddened to hear that the actions of a few are placing the City in this difficult position. We sincerely hope, however, that the City allows operators like us to continue providing a benefit and service to the City through our little home. I look forward to the council meeting next week and would like to make my voice heard during public comment.

Sincerely,

Adam & Linda Rothey



Short term rental zoning issues

Rick Stephens <ward5.stephens@ci.alpine.tx.us>

Thu, Apr 29, 2021 at 8:31 PM

To: Adam R <adamrothey@gmail.com>

Cc: Geo Calderon <g.calderon@ci.alpine.tx.us>, ICE Linda Rothey lindarothey@gmail.com>, Erik & Dee Dee Zimmer & Family <erik.zimmer@ci.alpine.tx.us>

Good Evening Adam -

Thanks very much for your email. I am not aware of any wholesale actions aimed at restricting STRs. Like you, I am fully supportive of property owner rights, and expect most everyone agrees to protect the rights of other property owners. Noise has been a concern raised by some about STRs near their property where noise has been an issue. My sense is those cases are the minority and can be worked through.

Where there is an issue is lack of compliance to existing residential zoning. Someone who owns an R-1 property and rents it out either for long or short term rental, and does not live on that property, complies with the R-1 zoning. If however, someone owns an R-1 property and rents out another building on that property, then they are not compliant to the R-1 zoning. That would be considered R-2.

At the last Council meeting, one of the requests that was put on hold is for a R-1 property that wants to rent out rooms for short term rental. It is a large home, but none the less is in an R-1 zone and as was pointed out be a resident, would not comply with the R-1 zoning requirements.

Like you, there are many owners in Alpine who have provided excellent service for STRs and manage them well, to the point that most would not know the STR existed. What City Council has been asked to address is those cases where granting an STR conditional use permit would violate the zoning requirements. As was put to me by a Ward 5 resident, "I don't want a multi-room hotel as one of my neighbors in an R-1 area". In my view that's a reasonable concern.

You will see me recommend that STR conditional use permits that comply with the existing zoning in the City move forward. You'll also see me recommend that the City work on a noise ordinance that is reasonable and protects our quiet time expectations. And at the next City Council meeting, you'll see that I put on the agenda an information and discussion topic about how to move forward regarding STR applications that don't meet the current zoning requirements. My hope is that there are a number of property owners and residents who are willing to spend time on the topic so that we can develop and adopt solutions for all. I hope you and Linda might be willing to help.

You're welcome to call me on my cell number at 714-262-5089 to discuss this more if you like.

I look forward to seeing you next Tuesday.....Rick [Quoted text hidden]



short-term rentals

1 message

Kim Langridge kim Langridgefamily@gmail.com<a href="mailto:kim-langridgefamily@gmailto:ki

Tue, Apr 27, 2021 at 10:33 AM

27 April 2021 Alpine, Texas

Hello Mr. Calderon:

We are advised by Ms. Keyla Stanford to contact you regarding City of Alpine policies regarding short-term rentals in the city.

We have converted a very small apartment into a short-term rental. I feel compelled to tell people who do not know this business, that this process is lengthy, expensive and very hard work, which we did ourselves. There are rules, standards and regulations which apply to EVERY THING, and without perfect compliance great risk is involved. The work of maintaining this short-term rental is unceasing - it must be at all times CLEAN, landscaped, up to code in every particular, and furnished with every convenience including spotless linens and plentiful toiletries, etc. Compared with the work required, the remuneration is moderate to minimal.

You may be able to see why communications from the City of Alpine, which invariably involve yet another scheme to charge taxes, fees, require yet another license, etc., are met with dread. It seems to us that the people who run our city see short-term rentals as a looming cash cow, a source of infinite possibilities to extract yet more revenue.

Have you ever read estimates of how much short-term rentals contribute to local economies? The money spent in restaurants and shops, on gasoline and supplies from local vendors, is **huge**. This does not take into account the increased use of water and electricity reflected in higher bills paid by the short-term rentals, TO THE CITY! Why would the City of Alpine dis-incentivize this business, which brings money FLOWING into the city's coffers? Why would the City of Alpine choose to punish, rather than reward, this business?

All over town you can see properties, formerly derelict and unsightly, spruced up and painted and landscaped and GREATLY IMPROVED, because someone recognized the possibility of using that property as a short-term rental. This business is GOOD FOR ALPINE; it makes Alpine a prettier, more prosperous, much more pleasant place to live.

And it brings in enormous revenues - to the city, not to the owners. How much better it would be if you would LEAVE US ALONE, to use our modest revenues to further improve our properties, making them more popular and thus still more profitable - to Alpine!

No, we do not wish to attend this or any other meeting. Perhaps you can imagine how discouraging it is to listen to all of you, who know little or nothing about this business, planning and devising another, and another, means of taxing, regulating, zoning and fee-ing this business into oblivion, to the great detriment of Alpine. We know three individuals who have abandoned their airbnb's; we are considering doing the same.

By the way, the cities with the most vibrant economies in the U.S. have the fewest zoning restrictions: e.g., Houston!

Thank you for reading this; I hope - we in this business hope - you will think about what we have said.

Yours sincerely,

Kim and Cornelia Langridge Langridge Lodge Alpine, Texas



Alpine Short Term Rental Discussion

May 4, 2021

Background



Conditional use permit requirements

· Compliance with HOT funding regulations

Approval recommended by Planning and Zoning Commission

Updated requirements in 2017

Annual fee established at \$350 per year

Updated requirements in Ordinance 2021-01-01

Required because of lack of compliance to ordinance

Section 120 added to Chapter 90 of Alpine Municipal Code

Updated fees, fire inspection, permits, and approval of conditional use permit Excellent follow-up across the city to new requirements







3. Multiple rentals on R-1 Property



Discussion



- Easily addressable by owners
- City needs to update noise ordinance requirements

Multiple Short Term Rentals on R-1 Property 7

- R-1 A detached residential dwelling unit, other than a mobile home, designed for an occupied by one family only
- R-2 A detached residential building containing two dwelling units, designed for occupancy by not more than two families
- Five R-1 properties have short term rentals where owner lives on property
- Does not comply with zoning requirements
- Five R-2 properties have short term rentals where owner lives on property with multiple units
 - May not comply with zoning requirements
- 35 other STR properties that comply with R-1, R-2, R-3, R-4, C1, and C-2 requirements

Multiple R-1 Properties with long term rentals with separate buildings ന

- Inventory underway
- Do not comply with zoning requirements

Going Forward Thoughts and Recommendations



Actions Now

- Noise Concern- City update ordinance to include noise requirements for residential and commercial area
- Current STR Applications Compliant to Zoning Recommend approval
- STR Applications Non-Compliant to Zoning ??

Near Term Actions

- Complete inventory of R-1 & R-2 Properties not compliant with zoning
- Conduct city workshop to discuss alternatives
 - Proposed Ground Rules:
- Existing building remain in place
- Do not allow construction that violates R-1 and R-2 requirements
- Document each property that is out of zoning compliance and basis for noncompliance (date constructed)
- Require use requirements for future buildings on R-1 and R-2 properties

- 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.)
 - Discuss, consider, and take appropriate action on the acceptance of Audit readout from Gibson, Ruddock, and Patterson LLC. (E. Zimmer, City Manager)
 - Discuss, consider, and take appropriate action on the second and final reading of Ordinance 2021-04-06, an ordinance amending Chapter 90 - Article IV - Coin Operated Establishments to the Alpine Code of Ordinances. (E. Zimmer, City Manager)
 - Discuss, consider, and take appropriate action on the recommendation from Planning & Zoning concerning a Conditional Use Permit application for the establishment of an ice manufacturing plant. Property is located at 106 S. Harrison Street. Record owner is Manuel Salcido. (E. Zimmer, Clty Manager)
 - Discuss, consider, and take appropriate action on the recommendation from Planning & Zoning concerning a Conditional Use Permit application for the establishment of a dirt work, septic service, and accessory retail business office. Property is located at 2210 N. Highway 118. Record owner is Charles Sanders. (E. Zimmer, City Manager)
- Discuss, consider, and take appropriate action on the first reading of Ordinance 2021-05-02, an ordinance amending Chapter 74 - Parks and Recreation, Article I - In General, to the Alpine Code of Ordinances. (E. Zimmer, City Manager) (E. Zimmer, City Manager)
- Discuss, consider, and take appropriate action on Resolution 2021-05-07, a resolution on Pool Admission and Pass Rates for Summer 2021, Alpine Municipal Pool. (E. Zimmer,City Manager)
- 7. Discuss, consider, and take appropriate action on the first reading of Ordinance 2021-05-03, an ordinance amending Chapter 10 Animals, establishing regulations concerning feral cat colonies to the Alpine Code of Ordinances. (M. Curry, City Council)
- 8. Discuss, consider, and take appropriate action to approve Special Use Permit Application for: (E. Zimmer, City Manager)

1.	Discuss, consider, and take appropriate action on the acceptance of Audit readout from Gibson, Ruddock, and Patterson LLC. (E. Zimmer, City Manager)

2.	Discuss, consider, and take appropriate action on the second and final reading of Ordinance 2021-04-06, an ordinance amending Chapter 90 - Article IV - Coin Operated Establishments to the Alpine Code of Ordinances. (E. Zimmer, City Manager)

To the City Council and Mayor -

Why does a city want businesses?

- To enhance the city:
 - Because the services or products offered by the business benefits the citizens and make the city a better place to live, raise children, have more to offer locals and well as visitors
- To generate jobs:
 - Businesses that can offer jobs to citizens are more beneficial to the city when there are many good jobs on offer
- To maintain a healthy economy:
 - More reasons to shop locally, attracting tourists that benefit hotels, restaurants, galleries, etc.
 - To encourage commerce that benefits other businesses and consumers to have more and better choices to buy close to home and draw people to the city

What do coin operated gaming centers have to offer Alpine

- They do not enhance the city
- They do not generate jobs (how many people can work in a coin operated business?)
- They do not help maintain a healthy economy

Why would we want them in Alpine?

Please do not issue permits for gaming centers in Alpine.

Dallas Baxter

N. 7th St, Ward 1



thanks in advance for reading my letter in opposition to adding more gaming parlors/rooms in alpine...

Sibley Llz <sibley1@me.com>
To: Geo Calderon <g.calderon@ci.alpine.tx.us>

Thu, Apr 22, 2021 at 12:08 PM

Dear City Council members,

Thank-you for all you do to help steer our community in the "right" direction.

As an Alpine resident of almost 40 years, I have watched our community steadily grow and diversify in a healthy manner.

My understanding is that we have 2 game parlors allready in our tiny community of Alpine. I do not believe that adding more game parlors is a "healthy" direction for our community. Surely 2 is enough?

Please vote to put a limit of 1 - max 2, on these game parlors.

Sincerely,

Liz Sibley 432 386 3549 1 Las Auras Alpine, Texas 79830 alpinetexasbnb.com

Aerial Overview https://vimeo.com/354147215/04d4ca6c46

Walk through videos:
The Historic Bottle House BnB
https://www.facebook.com/alpinetexasbnb/videos/1228583763984246/



Re: I will be traveling to austin monday but I wholeheartedly agree that 1 (max 2) are plenty for our wee town : Coin-Operated Machines - Permits City of Alpine

Christopher Ruggia <chris@visitalpinetx.com>

Thu, Apr 22, 2021 at 11:44 AM

To: Liz Sibley <sibley1@me.com>

Cc: Erik Zimmer <erik.zimmer@ci.alpine.tx.us>, Geo Calderon <g.calderon@ci.alpine.tx.us>

Hi Liz.

You can send your comment to Geo Calderon (cc'd) and he will queue it up to be read to Council at the meeting.

Chris Ruggia
Director of Tourism, City of Alpine
office: (432) 837-9008
cell: (432) 386-5916
visitalpinetx.com

On Apr 22, 2021, at 11:15 AM, Sibley Liz <sibley1@me.com> wrote:

Can I send in written input beforehand?

Thanks.

Liz Sibley



There is a city council meeting on Monday night to get public comments about coin-operated machines centers (like slot machines). These are NOT locals and I'm highly against these type of establishments. I believe they will devalue properties and be a center for crime-related activity. They want to open 4 new locations in Alpine.

Last year, two asian men drove from Midland in a dinged-up black mercedes visited my building and asked if they could rent it for a coin-operated business. I could barely understand them. They appeared sleezy and I did not feel comfortable around them.

If you have time, please log onto Zoom at 5:30 Monday night and make a public comment against these.

Sarah

Sarah Sibley
Attorney
Sibley Anderson
PO Box 60
Alpine, Texas 79831
432-230-2735
sarahsibleylaw@gmail.com

CITY OF ALPINE

ORDINANCE 2021-04-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AMENDING CHAPTER 90 – TAXATION, ARTICLE IV – COIN OPERATED ESTABLISHMENTS TO THE ALPINE CODE OF ORDINANCES; PROVIDING REPEALING AND SEVERABILITY CLAUSES; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Alpine has cause in pursuit of their legislative duties on behalf of citizens of Alpine to modify and improve rules and regulations concerning different types of establishments within the city; and

WHEREAS, after careful consideration by the City Council, it has been determined that the city will benefit from amendments to the Coin Operated Establishments Ordinance established by Ordinance 2020-02-04; and NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT:

SECTION I FINDINGS OF FACT

All of the premises attached in the form hereto described as Exhibit "A" are hereby found to be true and correct legislative and factual findings of the City Council of the City of Alpine and are hereby approved and incorporated herein as findings of fact. It is the intent of the City Council that Article IV be amended accordingly by Exhibit "A."

SECTION II CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

SECTION III SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

SECTION IV PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION V EFFECTIVE DATE

This ordinance shall be effective upon passage and publication as required by State and Local law.

PASSED AND ADOPTED THIS 6^{th} DAY OF APRIL 2021 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING APRIL 20, 2021

SECOND AND FINAL READING MAY 4, 2021

	ATTEST:
Andres "Andy" Ramos, Mayor City of Alpine	Cynthia Salas, City Secretary City of Alpine

APPROVED AS TO FORM:

Sandy Wilson, City Attorney City of Alpine

EXHIBIT "A"

ARTICLE IV. - COIN-OPERATED MACHINE ESTABLISHMENTS

Sec. 90-101. - General.

This article as herein established has been written for the purpose of promoting and protecting the public health, safety and general welfare of the community and in the furtherance of conserving the value of property and establishing a community desirable to reside therein.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-102. - Definitions.

Business owner means and includes any person, individual, firm, company, association, or corporation, owning or having the care, control, management or possession of any skilled or pleasure "coin-operated machine" who exhibits, displays or permits to be exhibited or displayed, in his location of business or upon premises under his or its control, any "coin-operated amusement machine" in this city, save and except religious, charitable and educational organizations authorized under the laws of this state.

Coin-operated machine means any machine or device of any kind or character, which is operated by or with coins or metal slugs, tokens or checks.

Manager means and includes a person or sole individual having the care, control, management of any skilled or pleasure "coin-operated machine" in his/her location of business or upon premises under his/her control within this city.

Merchandise coin-operated machine means any coin-operated machine which dispenses or vends merchandise, commodities or confections.

Music coin-operated machine means any coin-operated machine of any kind or character, which dispenses or vends or which is used for dispensing or vending music.

Property owner means and includes a person, individual, firm, company, association or corporation owning a building, property or facility on which a business will operate within the confines of all laws regulating the business in local, state or federal laws.

Service coin-operated machine means any pay toilet or other machine or device which dispenses service only and not merchandise, music, skill or pleasure.

Skill or pleasure coin-operated machine means any coin-operated machine of any kind or character, which dispenses or is used or is capable of being used or operated for amusement or pleasure or when such machine is operated for the dispensing or affording skill or pleasure, or for any other purpose other than the dispensing or vending of merchandise, commodities, confections, services, or plays music in addition to or in connection with the dispensing of skill or pleasure shall be considered as skill or pleasure machines. The term skill or pleasure coin-operated machine shall exclude coin-operated machines designed exclusively for children.

Skill or pleasure coin-operated machine establishment means any structure where one or more skill or pleasure coin-operated machines are operated for profit.

Skill or pleasure coin-operated machine permit means a permit to operate a skill or pleasure coin-operated machine establishment.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-103. - Exemptions.

The permitting and regulation provisions of this article do not apply to:

- (1) Skill or pleasure coin-operated machines kept in private residences or apartments and used without charge by members of the family or bona fide guest;
- (2) Skill or pleasure coin-operated machines provided on the premises of religious, charitable, educational or fraternal organizations for the use of members or their guests and not for private profit, although a charge is made for playing;
- (3) Skill or pleasure coin-operated machines provided on the premises of bona fide clubs or social organizations, not operated for private profit although a charge is made for playing, which provide other membership privileges and activities usual in bona fide private clubs organized for promotion of some common object and whose members must be passed upon and elected as individuals, by a committee or board of directors, executive committee or similar body chosen by the members at their annual meeting;
- (4) Skill or pleasure coin-operated machines provided on the premises of publicly owned facilities;
- (5) Service coin-operated machines, music coin-operated machines, and merchandise coin-operated machines.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-104. - License required.

- (a) It shall be unlawful to own, possess, maintain, or operate a skill or pleasure coin-operated machine establishment as defined herein within the city, unless and until said establishment shall first have been licensed and permitted for such purposes; provided, this requirement shall not apply to those places which are exempt from the provision of this article.
- (b) Application for license and permit shall be made with the city secretary initially and on or before January 1 of each succeeding year.
- (c) The annual license and permit fee shall be as follows: \$3,000 \$1,000.00 license fee per year and \$120.00 permit fee per year. The city secretary is authorized to collect this annual license and permit fee, which shall be due and payable on January 1 of each year. The City of Alpine shall permit a maximum of four Coin-Operated Amusement businesses to operate within the city limits. A first come, first served waiting list will be established with the City of Alpine Building Department after four Coin-Operated Amusement businesses are operating in the city limits.
- (d) Any license and permit issued pursuant to this article shall be non-transferable and non-refundable.
- (e) The license and permit shall be posted conspicuously, noticeable to common view.

- (f) An application shall be denied if an applicant has been convicted in any jurisdiction for any of the following offenses within the last ten years prior to the date of the application:
 - Any offense punishable by imprisonment for more than one year;
 - (2) Theft or any crime involving false statements or declarations; or
 - (3) Gambling, as defined by the laws or ordinances of municipality, county, or state, the United States, or any similar offense in any other jurisdiction.
- (g) Applicant must register each skill or pleasure coin-operated machine with the city by identifying the following information:
 - (1) The name of the manufacturer:
 - (2) The serial number:
 - (3) The type of machine.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-105. - Applications; permit form.

Any person desiring a permit to operate a skill or pleasure coin-operated machine establishment shall file with building services a written sworn application for such permit. Building services will submit the application to a permitting committee consisting of the chief of police, who shall be the head of the licensing committee, the city secretary, the building official, and the city manager.

The application shall state:

- (1) The location, by street and number, of the business:
- (2) If the operator is an individual, that he has not been convicted of a felony or, if he has, the nature of the offense and the length of his residence in the city;
- (3) If a firm, association or partnership, all the information prescribed in subsection (2) as to each individual composing the firm, association or partnership;
- (4) If a corporation, that is organized and charted under the corporation laws of this state applicable to such corporation or, if a foreign corporation, that such has complied with the laws of the state applicable to such corporation and the same information with reference to the operator or person in charge of the operation of the skill or pleasure coin-operated machine establishment to be permitted, as is prescribed in subsection (2); in addition thereto, a statement as to the names of incorporators or stockholders and amount of interest owned by each; provided, however, that the applicant shall not be required to list the names of shareholders owning less than ten percent of the stock of the corporation;
- (5) The applicant's name, address and interest in the business;
- (6) The operator's name, address, if different from the applicant; and
- (7) The number of skill or pleasure coin-operated machines to be permitted.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-106. - Enforcing compliance by operator; revocation of license or permit for violation.

The operator of any skill or pleasure coin-operated machine establishment shall not permit the violation of any of the terms of this article and any violation of a provision of this article in the operation of a skill or pleasure coin-operated machine establishment shall be grounds for revocation of the permit therefor.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-107. - Inspection of premises.

Officers of the city police department on official duty are authorized and empowered to enter during regular business hours, for the purposes of inspection and for the preservation of law and order, any skilled or pleasure coin-operated machine establishment within the city.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-108. - Location.

The location of any skill or pleasure coin-operated machine establishment is hereby prohibited where the place is within 300 feet of any church or school.

The measurements of the distance between locations shall be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-109. - Hours.

A skill or pleasure coin-operated machine establishment shall be open for business as set forth below:

Monday-Thursday: 7:00 a.m. - Midnight

Friday, Saturday: 7:00 a.m. — 2:00 p.m.

Sunday: Noon-Midnight.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-110. - Age limits.

The following age limit shall be applied to skill or pleasure coin-operated machine establishments:

- (1) Persons under the age of 21 shall not be permitted to operate skill or pleasure coin-operated machines.
- (2) Persons under the age of 21 shall not be allowed access to the gaming area.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-111. - Alcohol.

The sale of alcoholic beverages in or on the premises of a skill or pleasure coin-operated machine establishment is prohibited, except to the extent the business is licensed to sell alcoholic beverages by the Texas Alcoholic Beverage Commission. No individual, person, owner or manager shall give, bring to, or allow the bringing of any alcoholic beverage in or upon the premises of a skill or pleasure coin-operated machine establishment, except, as outlined above.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-112. - Gambling; intoxication.

It shall be unlawful for any person while in a skill or pleasure coin-operated machine establishment to gamble, make bets, consume or have in his possession any alcoholic beverage, or to be under the influence of any alcoholic beverage; provided, however, that the terms of this section relating to the possession and consumption of any alcoholic beverage shall not be applicable to parties on premises that are operating pursuant to a mixed beverage permit issued by the Texas Alcoholic Beverage Commission and zoned for such use by the city.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-113. - Violations.

Any person, business owner, or manager violating any provision of this article shall, upon conviction of such violation, be deemed guilty of a misdemeanor and shall be fined in any sum not to exceed \$500.00 per incident. Each day that such violation is permitted to continue shall constitute a separate offense. In addition to any other penalty or punishment imposed by law, violation of this section shall cause for revocation of skill or pleasure coin-operated machine premises permit and licenses issued pursuant to this section.

Two or more violations of this article, other city ordinance or state law at any time shall result in the revocation of the city permit for 6 months. More than four violations of this article, other city ordinance or state law at any time shall result in the permanent revocation of a license/and or permit by any person, business owner, or manager violating any portion of this article.

(Ord. No. 2020-02-04, § I, 3-3-20)

Sec. 90-114. - Savings and severability.

If for any reason a skill or pleasure coin-operated machine establishment permitted and licensed hereunder is not being conducted in accordance with this article, the laws of the state, or other ordinances of the city shall be held invalid or unconstitutional by final judgement of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision hereof be given full force and effects for its purpose.

(Ord. No. 2020-02-04, § I, 3-3-20)

 Discuss, consider, and take appropriate action on the recommendation from Planning & Zoning concerning a Conditional Use Permit application for the establishment of an ice manufacturing plant. Property is located at 106 S. Harrison Street. Record owner is Manuel Salcido. (E. Zimmer, Clty Manager)

	CUP	21-		
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Mr. Manuel Salcido is the applicant for a Conditional Use Permit (CUP).

Address of Property: 106 S. Harrison Street Alpine Texas

Legal Description of Property: Lot 1&2 Block 21 Addition: Hancock

Size of property: 0.4235 acres

Present Zoning Classification: C-1

Proposed Conditional Use Occupancy Classification: C-1

Property is surveyed and shows encroachment of building onto next property.

Mr. Salcido is requesting a conditional use permit to allow Ice manufacturing plant

Where all other ordinance requirements have been satisfied, Mr. Salcido accepts any condition(s) to use imposed by Planning and Zoning and City Council.

Section 20.09. - Review and evaluation criteria.

The planning and zoning commission and city council shall review and evaluate conditional use permit applications using the following criteria:

- 1. Conformance with applicable regulations and standards established by the zoning regulations.
- 2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.
- 3. Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.
- 4. Modifications to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, and general welfare.
- 5.Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.
- 6. Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.
- 7.Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.

- 7. Surfacing of parking areas;
- 8. Special yards, spaces and buffers
- 9. Regulation of locations of vehicular ingress and egress; and
- 10.Including such other conditions that will make possible the development occurs in an orderly and efficient manner, and in conformity with the intent and purposes of applicable ordinances.

(Ord. No. 2016-08-02, 9-20-16; Ord. No. 2016-10-03, 11-1-16)

CITY OF ALPINE CONDITION	AL/SPECIAL USE PERMIT Form A
PART 1. APPLICANT INFORMATION	
Name of applicant/agent/company/contact	
WEST TEXAS FLE TO Street address of applicant/agent	MANUEL SALCIDO 432-290-2128
106 S. HAKILISON	
City/State/Zip Code of applicant / agent	The state of the s
ALPINE TX. 79830	
Telephone number of applicant/agents	Fax number of applicant/agents
Email address of applicant /agent	Mobil phone of and lived (and
water tactom @ steglobal . net	Mobil phone of applicant/agent 432 - 240 - 21 Z P
PART 2. PROPERTY INFORMATION	
Street address of public property	Z
1069 Narrison	The state of the s
Legal description of subject property (metes and b	ounds must be described on 8 ½ x 11 sheet
Lot 1 2 Block Addit	
Ciza of cubicat property.	.4235 Acres Acres
Present zoning classification	Proposed use of the property
OCE SY	Ice & Water Factory
Zoning ordinance provision requiring a conditional	use
I AE MANU FACTURE	NG PLANT
PART 3, PROPERTY OWNER INFORMATION	CONTRACTOR OF THE PARTY OF THE
Name of current property owner	200
MANUEL SAICIDO	
Street address of property owner	
1506 Colpitts +	
City/State/Zip code of property owner	STAB
Ft. Stockton, TX. 7	9735
Telephone number of property owner	Fax number of property owner
432-290-2128	waterfactory 75 @ q mail . com.

9 1 11

•	Submit a letter describing the proposed conditiona	al use and note the request on the site plan docu	ment
0	In the same letter, describe or show on the site pla	n, and conditional requirements or conditions in	nposed upon the particular
	conditional use by applicable district regulations (e	example: buffer yards, distance between users)	
0	In the same letter, describe whether the proposed	conditional use will, or will not cause substantia	l harm to the value, use, or
	enjoyment of the other property in the neighborho	od. Also describe how the proposed conditional	use will add to the value, use or
	enjoyment of other property in the neighborhood.		
0	Application of site plan approval (Section 20, see a	ttached Form "B")	
0	The site plan submission shall meet the requiremen	nts of Section 20.04 Site Plan Requirements.	
0	All conditional use and conditional use applications	s are assumed to be complete when filed and wi	ll 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.
0	All public hearings will be opened, and testimony g	iven by applicants and interested citizenry. Publi	ic hearings may be continued
1	to the next public hearing. Public hearings will not i	be tabled.	
0	Any changes to a site plan (no matter how minor of	r major) approved with a conditional use permit	can only be approved by city
	council the the public hearing process.		
0	I have read and understood all requirements as set acknowledge that all requirements of this application.	on have been met at the time of submittal.	
	SIGANTURE TO AUTHORIZE CONDITION	ONAL USE REQUEST AND PLACE A	CONDITIONAL USE
REQUES	T SIGN ON THE SUBJECT PROPERTY	A ROLL	<u> </u>
		LII OA	()1 D 7
MAN	HEL SALCIDO	CYV C	Aly.
	IAT SUBSTITUTE		10/000
Print Appli	cants Name	Applicant Signat	aria /
		Applicant signat	
The State of	of TEXAS		
	A SOURCE SECURITY OF THE PROPERTY OF THE PROPE		
County Of	BREWSTER		
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4		on this day personally appeared	A STATE OF THE PARTY OF THE PAR
	(notary)	Land	icant)
34		(appl	icane)
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toregoing in	nstrument and acknowledged to me that he ex	recuted the same for the purposes and con	sideration therein
expressed.			
			Committee of the Commit
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(Seat) Giver	under my hand and seal of office this	day of	A.D.
(Seal) Giver	under my hand and seal of office this	day of	A.D.
(Seat) Giver	under my hand and seal of office this	day of	A.D.
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MAW	O TO THE WAY IN		exas
MAW	TEL SALCI DO	Notary in And for State of 7	exas

County Of Before Me

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 ______ day of ________, A.D._____

January 26th, 2021

Application for Special use Permit

City of Alpine Building Department Attention David Hale

I, Manuel S Salcido, on behave of West Texas Ice Company am requesting a Special Use Permit. Company start building an ice and water production plant on 2013 when Mr. Polanco was in office (see attached Floor plan), we understand that since then new requirements had been added to the City Code, we are looking forward to work with the City of Alpine and stay within regulations.

Company is located at 106 S Harrison St, Alpine, TX 79830, our hours of operation will be from 8am to 5 pm Monday to Saturday. We will be opening 6 full time positions and five plus part time and seasonal positions.

Ice machine runs overnight to have ice ready to bag in the morning. During the summer season we see an increase in demand and increase our production. While our winter seasons are slower, we focus on stockpile supplies for summer months.

During ice production the compressor of the ice machine makes some noise but it won't be enough to affect employees surrounding neighbors or surrounding businesses. Most ice factories are embedded within city limits and do not disturb surrounding dwellings. Water filtration and bottling equipment will have no drain or overspill issues.

For this factory we have installed oversize footings bigger size bars as recommended and 1 ft squares wire tied all the corners and use the strongest concrete mixture available for subfloor and top floor and loading dock. 5 in insulation in between floors to support cold room. We have installed and insulated ice freezer to store pallets of bagged ice and a large ice bin to store bulk ice for the morning bagging. We have installed the ice machine with big structural support as well as the other components.

What we have left to do is the ice machine enclosure room and large concrete slab across restrooms, to complete electrical meter loop, equipment electrical lines and lighting fixtures.

Sincerely,

Manuel Salcido West Texas Ice 106 S Harrison Alpine, Texas 79830 (432) 290 2128



4.	Discuss, consider, and take appropriate action on the recommendation from Planning & Zoning concerning a Conditional Use Permit application for the establishment of a dirt work, septic service, and accessory retail business office. Property is located at 2210 N. Highway 118. Record owner is Charles Sanders. (E. Zimmer, City Manager)

CUP	21-	
CUP	Z1-	

Mr. Charles Sanders is the applicant for a Conditional Use Permit (CUP).

Address of Property: 2210 N Hwy 118 Alpine, Texas

Legal Description of Property: Block 9 Section 98 PT NW1 GSHA ABST 629

Size of property: 1.8778 acres

Present Zoning Classification: C-1

Proposed Conditional Use Occupancy Classification: C-1

Property is surveyed.

Mr. Sanders is requesting a conditional use permit to allow Business Office, Dirt Work business Septic Service business and Accessory retail business

Where all other ordinance requirements have been satisfied, Mr. Saders accepts any condition(s) to use imposed by Planning and Zoning and City Council.

Section 20.09. - Review and evaluation criteria.

The planning and zoning commission and city council shall review and evaluate conditional use permit applications using the following criteria:

- 1. Conformance with applicable regulations and standards established by the zoning regulations.
- 2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.
- 3. Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.
- 4.Modifications to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, and general welfare.
- 5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.
- 6. Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.
- 7.Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.

- 7. Surfacing of parking areas;
- 8. Special yards, spaces and buffers
- 9. Regulation of locations of vehicular ingress and egress; and
- 10.Including such other conditions that will make possible the development occurs in an orderly and efficient manner, and in conformity with the intent and purposes of applicable ordinances.

(Ord. No. 2016-08-02, 9-20-16; Ord. No. 2016-10-03, 11-1-16)

CITY OF ALPINE CONDITIONA	AL/SPECIAL USE PERMIT Form A
PART 1. APPLICANT INFORMATION	
Name of applicant/agent/company/contact	
Charles Sanders	
Street address of applicant/agent	
AURG 2210 NHWY 118 City/State/Zip Code of applicant / agent	ALPINE TX 79830
City/State/2ip Code of applicant / agent	
432-294-0758	
Telephone number of applicant/agents	Fax number of applicant/agents
Email address of applicant /agent	Mobil phone of applicant/agent
PART 2. PROPERTY INFORMATION	A 1990 A
Street address of public property	
2210 NAMILS ALPINE	1 205 70
Legal description of subject property (metes and b	1x 79870
Lot Block Addi	tion
- 11.50% AND CONTRACTOR AND CONTRACT	
Size of subject property	
Square footage	Acres, J. 8
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Acres, 1. 8 Proposed use of the property
Square footage Present zoning classification - 2	Proposed use of the property OFF, CE / 12812572
Square footage Present zoning classification - 2 Zoning ordinance provision requiring a conditional	Proposed use of the property OFF, CE / 12812572
Square footage Present zoning classification (- 2 Zoning ordinance provision requiring a conditional RHD) RT WORK	Proposed use of the property OFFICE / 12412512 Use
Square footage Present zoning classification (- 2 Zoning ordinance provision requiring a conditional RHD) RT WORK	Proposed use of the property OFFICE / 12412572
Square footage Present zoning classification - 2 Zoning ordinance provision requiring a conditional	Proposed use of the property OFFICE / 12412512 Use
Square footage Present zoning classification C - Z Zoning ordinance provision requiring a conditional RHDIRT WORK TRACTOR RAPICING STAGIN PART 3, PROPERTY OWNER INFORMATION	Proposed use of the property OFFICE / 12412572
Square footage Present zoning classification C - Z Zoning ordinance provision requiring a conditional RHDIRT WORK TRACTOR RAPIGNES PART 3, PROPERTY OWNER INFORMATION Name of current property owner Charles San Lee S	Proposed use of the property OFFICE / 12412572
Square footage Present zoning classification C - Z Zoning ordinance provision requiring a conditional RHDIRT WORK TRACTOR RAPICING STAGIN PART 3, PROPERTY OWNER INFORMATION	Proposed use of the property OFFICE / 12412572
Square footage Present zoning classification C - Z Zoning ordinance provision requiring a conditional RHDIRT WORK TRACTOR RAPICING STAGIN PART 3, PROPERTY OWNER INFORMATION Name of current property owner C 1971 Square S Street address of property owner	Proposed use of the property OFFICE / 12412572
Square footage Present zoning classification C - Z Zoning ordinance provision requiring a conditional RHDIRT WORK TRACTOR RAPICING STAGIN PART 3, PROPERTY OWNER INFORMATION Name of current property owner Clay Color S Street address of property owner City/State/Zip code of property owner	Proposed use of the property OFFICE / 12412572
Square footage Present zoning classification C - Z Zoning ordinance provision requiring a conditional RHDIRT WORK TRACTOR RAPICING STAGIN PART 3, PROPERTY OWNER INFORMATION Name of current property owner C 1971 Square S Street address of property owner	Proposed use of the property OFFICE / 12412572

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5.	Discuss, consider, and take appropriate action on the first reading of Ordinance 2021-05-02, an ordinance amending Chapter 74 - Parks and Recreation, Article I - In General, to the Alpine Code of Ordinances. (E. Zimmer, City Manager) (E. Zimmer, City Manager)

CITY OF ALPINE

ORDINANCE 2021-05-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AMENDING CHAPTER 74 –PARKS AND RECREATION, ARTICLE I – IN GENERAL TO THE ALPINE CODE OF ORDINANCES; PROVIDING REPEALING AND SEVERABILITY CLAUSES; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parks and Recreation Advisory Board is composed of community members who advise the City Council on plans, projects, and matters relating to City parks; and

WHEREAS, the Parks and Recreation Advisory Board has recommended changes to the City Council regarding general rules and regulations of City Parks that will provide additional benefits to citizens; and

WHEREAS, it is deemed by the City Council to be in the best interest of the City to amend the current general parks ordinances as recommended by the Parks and Recreation Advisory Board.

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

SECTION I FINDINGS OF FACT

Chapter 74 – Parks and Recreation, Article I – In General, is hereby amended to reflect the changes hereto attached as Exhibit "A." The premises attached as Exhibit "A" are hereby found to be true and correct legislative and factual findings of the City Council of the City of Alpine and are hereby approved and incorporated herein as findings of fact.

SECTION II CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

SECTION III SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

SECTION IV PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION V EFFECTIVE DATE

This ordinance shall be effective upon passage and publication as required by State and Local law.

PASSED AND ADOPTED THIS 18TH DAY OF MAY 2021 BY THE CITY COUNCIL OF THE

THE CITY COUNCIL OF THE
SECOND AND FINAL READING
MAY 18, 2021
ATTEST:
Cynthia Salas, City Secretary City of Alpine
• •

EXHIBIT "A"

Chapter 74 - PARKS AND RECREATION !!!

Footnotes:

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Cross reference—Streets, sidewalks and other public places, ch. 86.

State Law reference— Municipal parks and recreation, Vernon's Ann. Civ. St. art. 1015c et seq.; public improvements, bonds, occupancy tax, Vernon's Ann. Civ. St. art. 1269j-4.1; city parks, Vernon's Ann. Civ. St. art. 6081h et seq.; local parks and other recreational and cultural resources, V.T.C.A., Local Government Code chs. 315, 331 et seq.; lease of land from state parks and wildlife department, V.T.C.A., Parks and Wildlife Code § 13.006; local boating regulations, V.T.C.A., Parks and Wildlife Code § 31.092; safety standards for publicly funded playgrounds, V.T.C.A., Health and Safety Code § 756.061.

ARTICLE I. - IN GENERAL

Sec. 74-1. - Alcoholic beverages generally.

(a) Definitions. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Alcoholic beverages means spirits, wine, beer, ale or other liquid containing more than one-half of one percent of alcohol by volume, which is fit for beverage purposes or intended for beverage purposes.

- (b) <u>Possession</u>, <u>Cconsumption</u>, <u>or sale of alcoholic beverages</u> prohibited in certain areas. Except as otherwise provided in this chapter. Nno person shall possess, <u>consume</u>, or sell any alcoholic beverage while in or upon prohibitive areas defined in this section. within the boundaries of any city park, including any parking areas.
- (c) Sale. It shall be unlawful for any person, firm or corporation to sell alcoholic beverages within the boundaries of Kokernot and Centennial Parks, including the Kokernot Park athletic complex, within the city.
- (c) Alcohol possession, consumption, or sale may be allowed in city parks, or in designated areas of city parks, on a short-term or long-term basis, with approval by the city manager or other city staff member assigned the duty.
- (d) Possession and consumption.
 - (1)—It shall be unlawful for any person to consume alcoholic beverages, or to have in his possession an alcoholic beverage, within the parking lots, baseball fields, walking and jogging track and soccer field located in Kokernot Park, within the city.
 - (2) It shall be unlawful for any person to consume, or to have in his possession, an alcoholic beverage within the boundary of Centennial Park, in the city.

(e) (d) Signs and notices. Signs shall be posted in appropriate locations stating substantially "No alcoholic beverage may be brought into this park or consumed in this park in violation of city ordinances which are strictly enforced." The signs shall be placed in locations to be visible on entering areas where possession or consumption of alcoholic beverages are prohibited.

(Code 1978, § 19-8(a)—(d))

Sec. 74-2. - Playing of golf and other dangerous sports in certain city parks.

- (a) Application. This section shall not apply to the Alpine Municipal Golf Course operated by the Alpine Country Club.
- (b) Prohibited; signs to be posted. It shall be unlawful for any person to practice, hit golf balls or play golf in the Kokernot Park and Centennial Park as well as the Kokernot Park Athletic Complex located within the city. any city park. It shall further be unlawful for any person to carry on any activity for which the park was not specifically designed and the performance of which would constitute a hazard to the health and safety of those lawfully using the park facilities. Signs shall be posted in appropriate locations determined by the city council or the city manager advising citizens of the restricted activities permitted in Kokernot Park and Centennial Park as well as the Kokernot Park Athletic Complex.

(Code 1978, § 19-9(a), (b))

Sec. 74-3. - Medina Park. Hours of Operation.

- (a) Hours of operation. Medina Park Except as otherwise provided in this chapter, all city parks will be open for the public's use and enjoyment only between the hours of 8:00 a.m. and 9:00 p.m. dawn and dusk daily, and closed to the public between the hours of 9:00 p.m. and 8:00 a.m. daily. No one, except with specific city authorization, shall be permitted to be on the premises of Medina Park during the hours that such park is closed.
- (b) Alcoholic beverages. No person shall, at any time, transport to and/or carry upon such park, any alcoholic beverage, whether any of the alcoholic beverage is consumed upon such park or not. It is a violation of this section, and constitutes an illegal association, for any person to knowingly be in the company of any person who are in obvious violation of this section.

(b) The public may be allowed in city parks or designated areas within city parks at other hours for events or other purposes such as dark sky viewing, with approval by the city manager or other city staff member assigned the duty.

(c) Violation; penalty. Any person in violation of the mandates of this section will be prosecuted as criminal trespassers and if found guilty may be assessed the maximum fine that, by law, may be assessed by the municipal court.

(Code 1978, §§ 19-51—19-53)

Sec. 74-4. Baines Park.

Hours of operation. Baines Park will be open for the public's use and enjoyment only between the hours of 8:00 a.m. and 10:30 p.m. daily. No one, except with specific city authorization, shall be permitted to be on the premises of Baines Park during the hours that such park is closed.

(Ord. No. 2002-5-4, 7-9-02)

6. Discuss, consider, and take appropriate action on Resolution 2021-05-07, a resolution on Pool Admission and Pass Rates for Summer 2021, Alpine Municipal Pool. (E. Zimmer, City Manager)

The State of Texas City of Alpine

County of Brewster

RESOLUTION 2021-05-07

A RESOLUTION OF THE CITY COUNCIL THE CITY OF ALPINE, TEXAS ADOPTING A SWIMMING POOL FEE SCHEDULE FOR 2021 FOR THE ALPINE MUNICIPAL SWIMMING POOL.

WHEREAS, the City Council of the City of Alpine SHALL set a rate to charge for swimmers at the Alpine Municipal Swimming Pool as required by the Code of Ordinances, Sections 74-77; and

WHEREAS, the rates of admission per day, yearly pass and pool party for the pool are attached as Exhibit "A" to this resolution.

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

- 1. That the rates of admission for the Alpine Municipal Swimming Pool be set at the rates here to is attached as Exhibit "A" for the calendar year 2021.
- 2. This resolution shall become effective immediately by the City Council.

PASSED BY A MAJORITY VOTE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS ON MAY 4, 2021.

Andres "Andy" Ramos, Mayor City of Alpine

Attest:

Cynthia Salas, City Secretary City of Alpine

EXHIBIT "A"

We anticipate filling the pool in early May and opening Memorial Day weekend. The following schedule shows the proposed fees for your consideration and approval.

Admission Per Day:

Children- \$2.00 Adults- \$3.00

Non-Swimming Adults- No Charge

Yearly Pass:

Family (up to 5 members)- \$85.00 Family (over 5 members)- \$105.00

Pool Party for 2 Hours:

Fee- \$80.00 Deposit- \$30.00

7.	Discuss, consider, and take appropriate action on the first reading of Ordinance 2021-05-03,
	an ordinance amending Chapter 10 - Animals, establishing regulations concerning feral cat colonies to the Alpine Code of Ordinances. (M. Curry, City Council)

STATE OF TEXAS
CITY OF ALPINE

ORDINANCE 2021-05-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AMENDING CHAPTER 10 – ANIMALS, ESTABLISHING REGULATIONS CONCERNING FERAL CAT COLONIES TO THE ALPINE CODE OF ORDINANCES; PROVIDING REPEALING AND SEVERABILITY CLAUSES; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Animal Advisory Board is composed of community members who advise the City Council on policy decisions that affect the health and safety of animals within the City; and

WHEREAS, the Animal Advisory Board has recommended changes to the City Council regarding Feral Cat Colonies that will provide enhanced benefits to animal welfare within the City; and

WHEREAS, it is deemed by the City Council to be in the best interest of the City to amend the current animal ordinances as recommended by the Animal Advisory Board.

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

SECTION I FINDINGS OF FACT

Chapter 10 – Animals is hereby amended to reflect the changes hereto attached as Exhibit "A." The premises attached as Exhibit "A" are hereby found to be true and correct legislative and factual findings of the City Council of the City of Alpine and are hereby approved and incorporated herein as findings of fact.

SECTION II CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

SECTION III SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

SECTION IV PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION V EFFECTIVE DATE

This ordinance shall be effective upon passage and publication as required by State and Local law.

PASSED AND ADOPTED THIS 18^{TH} DAY OF MAY 2021 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING	SECOND AND FINAL READING
MAY 4, 2021	MAY 18, 2021
	ATTEST:
Andres "Andy" Ramos, Mayor City of Alpine	Cynthia Salas, City Secretary City of Alpine
APPROVED AS TO FORM:	
Sandy Wilson, City Attorney City of Alpine	

EXHIBIT "A"

Sec. 10-1, - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Altered animal means an animal having been spayed or neutered.

Animal means any living vertebrate creature except human beings and with the exclusion of fish, amphibians, reptiles, caged birds and small rodents when kept as pets in a private residence, or enclosed in a commercial enclosure. The word "animal" shall mean only a mammal when referring specifically to the control of rabies.

 $\label{lem:animal control of ficer} \ \text{or } ACO \ \text{means a duly authorized person responsible for the enforcement of this chapter including peace of ficers.}$

Animal shelter means any premises designated or operated by the city for the purpose of impounding and caring for animals under the authority of this chapter.

Attack means definite vigorous, aggressive action by a dog directly against a person or other animal which results in the infliction of bodily injury, or the threat of bodily injury, by such dog to a person or other animal.

Bee, bee keeping and bee hives means any of numerous hairy-bodied insects including social and solitary species, the cultivation of bees on any commercial scale for the production of honey or bees, and a hive is a manmade receptacle that houses a swarm of bees.

Bite means an abrasion, scratch, puncture, tear or piercing of the skin actually or suspected of being caused by the mouth of any animal.

City or City of Alpine means officials of the City of Alpine including, but not limited to, the city manager, the animal control officer, and any City of Alpine peace officer.

Collar means a band, chain, harness or other suitable device worn about the neck of an animal to which a current rabies vaccination registration tag can be affixed.

Continual noise or frequent or long continued noise means noise pollution, unwanted or excessive sound, a nuisance that interferes with activities, for example owning an animal that causes frequent or long-continued noise, by barking or howling, that disturbs the comfort of any person.

Current vaccination means vaccinated and satisfying the following:

- (1) The animal must have been at least three months of age at the time of vaccination.
- (2) At least 30 days have elapsed since the initial vaccination.
- (3) Not more than 12 months have elapsed since the most recent vaccination.

Dangerous animal means any animal that:

- (1) Has inflicted severe injury on a human being without provocation;
- (2) Has injured or killed a domestic animal without provocation; or
- (3) Has been previously found to be potentially dangerous, the owner having received notice of such and the animal again aggressively bites, attacks, or endangers the safety of humans or domestic animals.

Potentially dangerous animal means any animal that when unprovoked:

- (1) Inflicts injury on a human or a domestic animal; or
- (2) Chases or approaches a person upon the streets, sidewalks, or any public grounds in a menacing fashion or apparent attitude of attack; or
- (3) Has a known propensity, tendency, or disposition to attack, or to cause injury or otherwise to threaten the safety of humans or domestic animals.

Dangerous dog means a dog that:

- (1) Makes an unprovoked attack on a person that causes bodily injury and occurs in a place other than an enclosure in which the dog was being kept and that was reasonably certain to prevent the dog from leaving the enclosure on its own; or
- (2) Commits unprovoked acts in a place other than an enclosure in which the dog was being kept and that was reasonably certain to prevent the dog from leaving the enclosure on its own and such acts cause a person to reasonably believe that the dog will attack and cause bodily injury to that person.

Dilapidated means a building, structure or material that has fallen into partial ruin by neglect or misuse or into a condition of partial decay.

Dog means any member of the canis familiaris species.

Domestic animals means animal species which generally have their breeding controlled by people and which by their long association with people have been developed into breeds or types for specific uses by people.

Domesticated means a tame animal that is subject to the dominion and control of an owner and accustomed to living in or near human habitation without requiring extraordinary restraint or unreasonably disturbing such human habitation.

Dwelling means any building or portion thereof which is designed and used for residential purposes. An attached garage shall be deemed to be part of a dwelling.

Enclosed structure means a building or other similar structure that is fully enclosed with a roof in place to provide a degree of protection, and does not include a yard or fence.

Euthanasia means putting to death of an animal in a manner and method which does not cause pain nor take longer than one minute to effect unconsciousness or death, and is in compliance with the provisions of V.T.C.A., Health and Safety Code ch. 823. Shooting firearms into a pen or enclosure containing multiple animals is prohibited by the Texas Health and Safety Code and shall not satisfy the requirement under the definition of euthanasia or humane destruction of animals. Lethal injection and efficiently operating carbon monoxide chambers shall, throughout this chapter, be presumed to be the method of euthanasia employed by the city.

Euthanize means to kill in a humane manner.

Exotic animal means any animal that is not livestock or a domesticated animal and includes, but is not limited to, no matter how well-trained: all alligators and crocodiles; all bears; all cats other than the commonly accepted domesticated cats, including but not limited to cheetah, leopard, lion, lynx, panther, cougar, mountain lion, bobcat, and tiger; all dogs other than domesticated dogs, including but not limited to wolf, part wolf, fox, part fox, coyote, and part coyote; all porcupines; all nonhuman primates; all raccoons; all skunks; all venomous fish and piranha; all venomous snakes and lizards; and all weasels other than ferrets.

Exposed to rabies means an animal which has been exposed to rabies if it has been bitten by another animal or has been in contact with any animal known to be or suspected of being infected with rabies.

Feral animal means formerly domesticated animals and their offspring which have roamed at large for a sufficient period of time and with sufficient success at survival as to be deemed no longer domesticated.

Feral cat means a domestic cat who has been born and raised without contact with humans, or a cat who has not had contact with humans for a significant period of time and has become unsocialized. It can also mean a free-roaming domestic cat which is not owned.

Feral Cat Colony means any group of feral cats which have a keeper who is maintaining and caring for the Feral Cats by providing food and water and other forms of sustenance.

Feral Keeper means any person or organization, harboring, regularly feeding or having in his or her possession any feral cat. A person becomes a "keeper" when any person has possession of or control over the animal and has fed the cat for three or more consecutive days. Also, a "keeper" can be any individual who permits a cat to habitually be or remain on or be lodged or fed within such persons property or premises.

Food means bread products, corn, fruit, oats, hay, nuts, wheat, alfalfa, salt blocks, feed, grain, vegetables, and commercially sold wildlife feed, or livestock feed, but excludes live naturally growing shrubs, live crops, plants, flowers, vegetation, gardens, trees, and fruit or nuts that have fallen on the ground or are within reach of wildlife.

Fowl means any domesticated bird used as food by people, such as chickens, ducks, turkeys, geese, guinea fowl, peafowl or pigeons.

Horse means any member of the equine family.

Humanely destroy means to cause the death of an animal by a method which:

- (1) Rapidly produces unconsciousness and death without visible evidence of pain or distress; or
- (2) Utilizes anesthesia produced by an agent which causes painless loss of consciousness and death following such loss of consciousness.

Keep or harbor means to have charge, custody or control of an animal or fowl, or permitting the animal or fowl to habitually remain or be lodged or fed within the house, store, yard, enclosure or place of the owner or occupant of the premises.

Kennel means any premises on which four or more dogs or four or more cats, four months of age or older, are kept; or where the business of buying, selling, breeding, grooming, training or boarding of dogs or cats is conducted. The term "kennel" does not include veterinary hospitals or humane societies.

Large livestock animal means cattle, horses, mules, beasts of burden, or any other similar domesticated animal.

License, registration or permit means a printed authorization issued by the city allowing the holder to keep the animal described within the corporate limits.

Livestock means domestic animals of the equine, bovine, ovine, caprine or porcine genera.

Nuisance means disturbing the peace, emitting noxious or offensive odors or otherwise endangering or being offensive to the environment of the city.

Own means to own, keep, harbor or have charge, custody or control of an animal or fowl.

Owner means any person who owns, harbors, keeps or causes or permits to be harbored or kept, or has in his care, an animal or bird on or about his premises or any person keeping, harboring, having charge or control of, or permitting to habitually be or remain on such person's premises any animal for a period of six consecutive days or more.

Pet animal means dogs, cats, birds, guinea pigs, hamsters, mice, snakes, iguana and turtles. Pet animal shall also include any domesticated animal that a person owns or that is sold or offered for sale for the purpose of being kept indoors as household pets.

Quarantine means to place an animal in a secure enclosure which precludes physical contact with any other animal.

Rabies means an acute viral disease of man and animal affecting the central nervous system and usually transmitted by an animal bite.

Restrained or confined means an animal restricted to the property of the owner or under the direct physical control of a competent person.

Retail sale means the business of selling pet animals directly to consumers of the public.

Run at large means free of physical restraint beyond an enclosed or fenced area; includes any animal that is not under the actual control of its owner.

Small livestock animal means swine, sheep, goats or any other domesticated or wild animal of smaller stature, except pet animals or fowl.

Stray means any animal running free with no physical restraint beyond the premises of the owner.

Swine means any member of the Suidae species.

Unaltered animal means an animal that has not been spayed or neutered.

Vaccination means the inoculation of an animal with a vaccine that is licensed by the United States Department of Agriculture, and which is administered by a veterinarian for the purpose of immunizing the animal against rabies.

Veterinarian means a veterinarian holding a current and valid license to practice veterinary medicine in the state.

Wild animal means any non-domestic animal.

Wildlife means any undomesticated animals living in the wild.

(Ord. No. 2008-11-01, § 1, 1-6-09; Ord. No. 2015-11-01, Exh. A, 6-21-16)

Cross reference—Definitions generally, § 1-2.

Sec. 10-42. - Public nuisances designated.

The following shall be considered a public nuisance and unlawful:

- (1) The keeping of any animal which causes continual noise or frequent or long continued noise means noise pollution, unwanted or excessive sound, a nuisance that interferes with activities, for example owning an animal that causes frequent or long-continuing noise, by barking or howling, which disturbs the comfort and repose of any person or persons, of ordinary sensibilities in the vicinity. Proof of such disturbance shall be provided to the Animal Control Officer for further investigation.
- (2) The keeping of any animal in such a manner as to endanger the public health or as to disturb neighbors by the accumulation of droppings and putrescible materials which cause foul and offensive odors.
- (3) The keeping of any animal which deposits body wastes upon or destroys by chewing, scratching, digging or otherwise, property other than that of the owner of such animal. Proof of such destruction shall be provided to the animal control officer for further investigation.
- (4) Feral cat feeding. It shall be unlawful to provide food, water or other forms of substance to any feral cat or feral cat colony within the city limits of Alpine without a permit provided by the City of Alpine Animal Services. In order for a permit to be issued, proof of vaccination, sterilization and ear notch of any and all feral cats being cared for must be presented to the animal services officer and all feral cats must have been observed by the animal services officer on the keepers property. Cats on the property that do not meet the requirements will be subject for removal by any animal services officer. Refusal to permit any animal services officer to impound a feral cat shall be deemed evidence of keeping and such keeper can be subject to a citation.

No person owning or keeping any cat shall permit such animal to:

- Substantially damage property other than the property of the owner or keeper; or
- Cause an unsanitary, dangerous or unreasonably offensive condition. Violation of such provision shall be an infraction. Definitions

"Feral cat" means a domestic cat who has been born and raised without contact with humans, or a cat who has not had contact with humans for a significant period of time and has become unsocialized. It can also mean a free roaming domestic cat which is not owned.

"Keeper" means any person or organization, harboring, regularly feeding or having in his or her possession any feral cat. A person becomes a "keeper" when any person has possession of or control over the animal and has fed the cat for three or more consecutive days. Also, a "keeper" can be any individual who permits a cat to habitually be or remain on or be lodged or fed within such persons property or premises.

- 4 (5) All animal pens, stables or enclosures in which any animal may be kept or confined, which from use have become offensive.
- 5 (6) Any animal not meeting the designated requirements for restraint.
- 6 (7) For any person owning, possessing, harboring or having care, charge, control or custody of any dog not to remove any feces left by that dog on any sidewalk, gutter, street, public park or

other public area. Dog waste shall be immediately removed by placing said matter in a sealable container and thereafter disposing of it in a trash receptacle, sanitary disposal unit or other closed or sealed refuse container. This subsection shall not apply to visually impaired persons who have the charge, control, or use of a guide dog.

(Ord. No. 2008-11-01, § 1, 1-6-09; Ord. No. 2015-11-01, Exh. B, 6-21-16)

ARTICLE II. - KEEPING ANIMALS

DIVISION 1. GENERALLY

10-62 - Feral cat colony management.

The Code of Ordinances is hereby promulgated to provide for, develop and administer a Trap, Neuter, and Return (TNR) Program designed to reduce the number of Feral Cats which are euthanized, to establish standards for the management of Feral Cats, and to provide for the minimization and abatement of nuisances caused by Feral Cats.

- (a) Feral Cat Colonies may be permitted and Feral Keepers so permitted may maintain and care for Feral Cats by providing food, water, shelter and other forms of sustenance, provided that the Feral Cat Colonies are registered with a City approved partnered Sponsor, as defined herein, and that the Feral Cat Colony Keeper takes all appropriate and available steps to meet the terms and conditions of this Ordinance.
- (b) Sponsorship of Colony TNR Programs.

Any Nonprofit Animal Welfare Group that agrees to-comply with the requirements of this Ordinance for Sponsors may apply to act as a Sponsor.

Any Nonprofit Animal Welfare Group intending to undertake the responsibilities of Sponsor shall apply the City in writing and provide:

- its nonprofit certificate of incorporation,
- ii. address, telephone number, electronic mail address, and website if available,
- iii. other information as may be required by the city.
- (c) Sponsor Requirements.

It shall be the duty of the Sponsor to:

- (1) Review and, in its discretion, approve of Keepers.
- (2) Obtaining the written approval of the owner of any property, or any authorized representative of the owner, to which the sponsor requires to access the property to provide keeper support.
- (3) Help animal services team to resolve any complaints over the conduct of a Keeper and/or of cats within a colony.
- (4) Maintain records provided by Keepers on the size and location of the colonies as well as the vaccination and spay and neuter records of cats in the Sponsor's colonies.
- (5) Provide, at a minimum, feeding requirements for all Keepers addressing uniform standards and procedures for colony maintenance.
- (6) Report monthly to the City on the following:
 - i) number and location of colonies for which it acts as a Sponsor in the City;
 - ii) total number and identification of cats in each of its colonies;
 - iii) number of cats from its colonies vaccinated, and spayed and neutered pursuant to this ordinance.

- (7) Provide any forms or other documentation necessary to allow Keepers to receive any public or private subsidies, medical care or other forms of assistance for their Feral Cat Colonies which may be available to them.
- (d) Feral Cat Colony Keeper Responsibilities.

In order to be an approved managed Feral Cat Colony Keeper, said Keepers shall be responsible for the following:

- (1) Registering the colony with the Sponsor.
- (2) Obtaining the written approval of the owner of any property, or any authorized representative of the owner, to which the Keeper requires access to provide colony care.
- (3) Taking all appropriate and available steps to have the colony population spayed or neutered by a licensed veterinarian.
- (4) Taking all appropriate and available steps to vaccinate the colony population for rabies with an approved three -year vaccine and to update the vaccinations as reasonably possible or warranted.
- (5) Microchipping or Ear notching an ear of a colony cat that has been vaccinated and spayed or neutered so that colony cats can be readily identified.
- (6) Providing the Sponsor with descriptions of each cat in the colony and ensuring that that the cats have been vaccinated, and spayed or neutered.
- (7) Providing food, water and, if feasible, shelter for colony cats.
- (8) Obtaining proper medical attention for any colony cat that appears to require it.
- (9) Report to the Sponsor (1) the location of the colony, (2) the number, gender, and pictures (if available) of all cats in the colony, (3) the number of cats spayed or neutered (4) the number of cats rabies vaccinated (5) the number of cats that died or otherwise ceased being a part of the colony; (6) the number of kittens born to colony cats and their disposition.
- (10) Taking appropriate measures to assist in the elimination of nuisances when identified or declared. No person owning or keeping any cat shall permit such animal to:
 - Substantially damage property other than the property of the owner or keeper; or
 - b. Cause an unsanitary, dangerous or unreasonably offensive condition.
- (e) Withdrawal of Feral Cat Colony Keeper or Sponsor.
 - (1) In the event that a Feral Cat Colony Keeper is unable or unwilling to continue in that role, he or she shall notify their Sponsor.
 - (2) The Sponsor shall make every effort to find another Keeper to take the maintenance of the feral cat colony. If no subsequent keeper is found, the sponsor will advise animal control to discuss options to prevent nuisance.
 - (3) In the event a Sponsor is unable or unwilling to continue to perform its role, it shall so advise the City or its designated agent in writing.
 - (4) The Sponsor shall work with the City or its designated agent to obtain a replacement Sponsor.
 - (5) If no new Sponsor is found within 30 days, the Sponsor shall immediately notify the City or its designated agent.
- (f) Disposition of Feral Cat Colony cats.
 - (1) Animal Services Team who has trapped a cat and transported to the animal shelter, whose ear has been notched or a microchip is present, indicating that the cat belongs to a Feral Cat Colony, shall take reasonable steps to notify a Sponsor of the description and sex of the cat, and the address or location where the cat was trapped.

- (2) The Sponsor shall then take all appropriate and available steps to identify the Feral Cat Colony Keeper of this cat or a Feral Cat Colony Keeper who will take responsibility for managing this cat.
- (3) If the Feral Cat Colony Keeper is not able to immediately take custody of the cat, the Officer shall transport the cat for impoundment.
- (4) The Feral Cat Colony Keeper shall be responsible for retrieving the cat from impoundment and paying the impoundment fee within three (3) business days or advising the impoundment site if they do not intend to retrieve the cat.

(g) Enforcement.

In order to encourage the stabilization of the Feral Cat population in the City of Alpine, Animal Services Team shall have the following rights, which shall be exercised at its reasonable discretion:

- a. The right to trap in a humane manner and remove any cats that:
 - (1) have not been vaccinated against rabies or which are demonstrating signs of the disease,
 - (2) are not spayed or neutered.
 - (3) are demonstrating signs of having rabies, or has a severe illness or injury, or presents a hazard to public health or safety, or to a Sponsor or Colony Keeper, that cat may be humanely destroyed, or
 - (4) otherwise for public health or public safety concerns.

Refusal to permit any Animal Services team member to impound a feral cat shall be deemed evidence and such keeper can be subject to a citation.

- b. If no issue of public health or safety exists, or if any issues of public health and safety can be addressed by the removal and relocation of the cat to another area, the City may direct a Sponsor, if feasible, to arrange to have the cat spayed or neutered, ear tipped, microchip and vaccinated against rabies by a licensed veterinarian. The Sponsor may then arrange, if feasible, for the cat to be placed in another Feral Cat Colony with another Keeper.
 - (1) The right to remove or to direct a Sponsor to remove a Feral Cat that is creating a nuisance if the Sponsor has failed to adequately resolve a nuisance within 30 days after being given notice.
 - (2) In the event, if feasible, that the City directs the Sponsor to remove a cat for relocation, the Sponsor shall have 30 days to do so.
 - (3) Failure of the Sponsor to remove the cat within that time period (or longer as the City may specify) shall constitute grounds for the City to remove the cat.
 - (4) The right to remove a Sponsor if a Sponsor fails to perform its responsibilities as defined in this Ordinance, the City may notify the Sponsor that it must comply with the requirements of this Ordinance within 30 days.
 - (5) If the Sponsor fails to do so, the City may remove this Sponsor from the list of City approved Sponsors and may reassign the Feral Cat Colonies from this Sponsor to another Sponsor.
- c. If a Feral Cat Colony Keeper regularly fails to comply with this Ordinance, the Sponsor may notify the Feral Cat Colony Keeper that they have 30 days to make all reasonable efforts to fulfill the responsibilities specified in this Ordinance.
- d. If the Feral Cat Colony Keeper fails to comply within that time-period, the Sponsor may identify and obtain replacement Feral Keepers for the Feral Cat Colonies of the noncompliant Feral Cat Colony Keeper.
- e. If no other Feral Cat Colony Keeper can be found within 30 days, the Sponsor shall notify the City and Animal Control may humanely remove all, or parts of, a Feral Cat Colony.

DIVISION 2.- PERMITS

Sec. 10-117. - Running at large prohibited.

No person keeping or harboring any animal or fowl shall permit such animal or fowl, except pigeons, to go loose or run at large in any of the public ways of the city or upon the property of another, except in enclosures on the private property owned or leased by the person keeping or harboring such animal or fowl. Any unidentifiable or unidentified animal not wearing a collar displaying a rabies vaccination tag, or is not an ear notched or microchipped cat indicating that it has been processed through the trap-neuter-return program will be considered stray or feral, and shall be subject to animal control.

(Ord. No. 2008-11-01, § 1, 1-6-09)

- 8. Discuss, consider, and take appropriate action to approve Special Use Permit Application for: (E. Zimmer, City Manager)
 - a. Short-Term Rental Special Use Permit for 602 N. Cockrell. Owner of record is Danny Ginn & Monica Quiroga.
 - b. Short Term Rental Special Use Permit for 210 ½ W Ave E. Owner of record is Jennifer Hatch.
 - c. Short Term Rental Special Use Permit for 1108 W Del Rio St. Owner of record is Alberto Cavazos.
 - d. Short Term Rental Special Use Permit for 604 E Ave I. Owner of record is Elaine Peters.
 - e. Short Term Rental Special Use Permit for 206 & 208 E Ave E. Owner of record is Vacation Rentals LLC.
 - f. Short Term Rental Special Use Permit for 101 W. Stockton/1303 N 5th St. Owner of record is Matthew & Rebecca Roggow.
 - g. Short Term Rental Special Use Permit for 110 W Murphy St. Owner of record is Cave Mesa Properties LLC.
 - h. Short Term Rental Special Use Permit for 1107 N 5th Apt A. Owner of record is Jennifer Hatch.
 - Short Term Rental Special Use Permit for 1009 N Bird St. Owner of record is Adam Brant.
 - j. Short Term Rental Special Use Permit for 906 N 8th St. Owner of record is Ryan & Emma Zent.
 - k. Short Term Rental Special Use Permit for 2400 US Hwy 90 SP#13. Owner of record is Valerie Coggins.
 - Short Term Rental Special Use Permit for 704 E Sul Ross. Owner of record is Adam Rothey & Linda Piedad.
 - m. Short Term Rental Special Use Permit for 207 N Harrison. Owner of record is Bombero 18 LLC.
 - n. Short Term Rental Special Use Permit for 302 W Ave B. Owner of record is William & Rachael Hurst.

a. Short-Term Rental Special Use Permit for 602 N. Cockrell. Owner of record is Danny Ginn & Monica Quiroga.

Mayor Andres 'Andy' Ramos Alpine City Council c/o Geo Calderon, City of Alpine Administration 100 N. 13th St. Alpine, TX 79830

Re: STR application for 602 N. Cockrell

Dear Mr. Mayor and Alpine City Council,

This is a follow up letter to one I sent on April 7 concerning the STR request at 602 N. Cockrell. My husband and I purchased the house next door to this property (at 809 E. Ave A) in 2015 and spent a year repairing and renovating before moving into the house in 2016.

I would like it noted that 16 guests at a time have routinely occupied this small hotel since the owners (who also own a 17-room hotel in a designated commercial part of Alpine) began advertising. Contrary to testimony by the applicant at the last council meeting and to her letter to the Council, the courtyard is NOT private, and her visitors can and DO look right into our bedroom, at times even pointing up at us. We don't have central air in our old house, so being able to open our windows at night is important to us, but with the noise, the cigarette smoke (not allowed inside the rooms but very apparent in the courtyard), the parties, the motorcycles, and the flood lights, we retreat behind blackout curtains to the extent possible and swelter on summer nights. As I previously wrote to outgoing Councilman Stephens, our lives have forever changed with the noise, the lights, the intrusive behavior of the guests. Even the dumpster behind our house is so often full that we effectively can't use it but have to walk to the next block. Yet we pay \$60/month for their privilege to fill it up.

I would also like to note per the applicant's testimony at the previous meeting, I know there has been more than one noise complaint. I don't know why my complaint was not logged, but I do know that nobody ever showed up. When Councilman Stephens asked the applicant about how she enforced noise, she replied that she's always on site and always responsible to call out unruly guests. I am copying here a user review from her airbnb listing for this property to prove neighbors' allegations that this is hardly the case:



Very spacious with a large courtyard, very helpful and wonderful hosts. Monica is extremely prompt in her response. Check-in time was 4:00 PM, but we arrived a couple of hours earlier and Monica was very kind to accommodate us. We had wood and fuel for the fireplace in the courtyard that we lit and enjoyed during our stay. Anyone who intends to visit Big Bend national park and do not mind a little bit of drive to the park entrance, I would strongly recommend this property. We had quite a few excited teenagers who could be loud at times laughing and joking around, but the hosts let us enjoy our stay with no restrictions.

The applicant also stated that because her rentals have no kitchen, they cannot be considered family apartments. But her advertising clearly states the use of the courtyard kitchen plus the courtyard bathroom, and I can assure you they are used frequently. (User reviews indicate many if not most of the guests do use the outdoor kitchen.)

Because they operate a "biker bar" in downtown Alpine, the spillover also arrives in our R-1 neighborhood, and motorcycles often fill the alley behind my house rendering our backyard unusable to us as we do not have a privacy fence.

The applicant fosters dogs regularly yet welcomes dogs to these rentals. It appears that her dogs and their dogs do not always get along, and this presents yet another source of noise that we have been unable to screen.

Because her establishment is also advertised as "event space" for large groups, the noisy beer parties, the lights, and music in the courtyard late into the night on a regular basis invade our home to the point we are unable to sleep. A flood light pointed directly at our bedroom window is on until the last guest finally retires to a room, and at that point the motion sensors kick into gear lighting up yet another part of our house. On one occasion prior to barricading ourselves in our own house, her guests pointed and laughed at us as we moved to shut our windows.

In short, the courtyard which she claims is completely private IS NOT PRIVATE BY ANY STRETCH.

I want to acknowledge that when we are on vacation, we too enjoy bonfires, outdoor parties and music, taking part in fun events. But when this happens where you live 2-3x a week, week after week, it is not fun. It's a violation of our rights. The wonderful tourists who come to Alpine to party or go to the parks return to their homes and are able to go back to their sleep routines... but for us, new tourists arrive night after night and we become unwitting party guests, miserable and damaged from lack of sleep.

Finally, we appreciate the revenue the City may get in these tough times from people all over Alpine renting out extra rooms. This property, however, was knowingly purchased to be used as a small hotel despite its location in an R-1 neighborhood. This is completely unfair to the people who have lived here for many years. We purchased in 2015 so we are the newcomers. We are willing to compromise to allow for a single room rental like so many others in Alpine, but we did not sign up for a hotel next door. We retired to Alpine for its quiet and clean air and dark skies and intentionally sought R-1 for its distance away from the commercial part of town. My family would appreciate it very much if their hotel rooms would be restricted to the business district.

I would like to note that our family strongly believes in the rights of property owners. As a famous Texan once said, "Property rights are great ... as long as they're yours." But when those rights infringe upon the rights of others with little to no regard for people who must live in close proximity, quality of life is destroyed for those who follow all the rules and try to be good taxpaying citizens.

We respectfully request that this permit be denied.

Cindy and Nick Symington next door to 602 N. Cockrell



Fwd: From Judy Freeman

Judy Freeman <judyhfreeman@gmail.com> To: g.calderon@ci.alpine.tx.us

Fri, Apr 23, 2021 at 3:52 PM

Geo.

Please see that all the city council members are sent this email. And, could you please send me the transcript of the portion of the council meeting that had no sound.

Thank you. Judy Freeman

Sent from my iPhone

Begin forwarded message:

From: Judy Freeman < Judyhfreeman@gmail.com>

Date: April 23, 2021 at 3:47:48 PM CDT

To: Rick Stephens <ward5.stephens@ci.alpine.tx.us>

Cc: Cindy Symington <sonbyrd@yahoo.com>, Rozolen <rozolens@hotmail.com>

Subject: From Judy Freeman

Dear Rick.

Is there a way for us to get the transcript for what happened at the City Council mtg after the sound went off?

I think focusing on the R 1 zoning status is all the leg we, the neighbors, need to stand on. **They chose to buy a single-family home with nine bedrooms.** By law, they were advised of the R1 zoning when they bought the property.

The noise and the vehicles and the lights and the trash are all things that have developed as a direct result of them having people in those "rooms". Whether you call the complex four apartments are two apartments, there are still four bedrooms with at least four large beds. Probably more. Which can translate into 8 to 15 or more people at any given time.

What happened to all the four other letters that were sent? Were they read by the other council members? Why were they not read at the meeting?

The police were not called more often because of fear of reprisal and not wanting to be confrontational — especially not with this particular person, who plays the victim, but is in fact the bully. Now I feel as if I have a target on my back and I am worried that the council is inclined to rule in her favor over five single-family residences.

I respectfully request the the city counsel rule against their being allowed to use their single-family home as rental property; and that they confine their hospitality business to their hotel downtown. Sincerely,

Judy Freeman

Sent from my iPhone



Airbnb 602 N. Cockerel

Janice Moss-Wren <janicejmoss@gmail.com> To: Geo Calderon <g.calderon@ci.alpine.tx.us>

Tue, Apr 20, 2021 at 7:04 PM

Dear Mayor Ramos,

My mother, Julia Moss, lives at 810 East Avenue A in Ward 1. The home at 602 N. Cockerel is built such that anything that goes on in the backyard of 602 N. Cockerel is heard by the people who live on Avenue A. People who are on vacation are not quiet!

I do not support short term rentals in my mother's neighborhood. It is a nuisance.

The home at 602 N. Cockerel has never been vacant for very long because it is in a nice neighborhood.

Because Julia is 99 years old, I spend quite a bit of time in her home. As my bedroom has been on the front of the house since it has been built I get full force of noise, traffic and light at night. And don't forget the people who just find it inconvenient to park in the parking spaces park on the street in front of other people's homes.

Janice Moss-Wren

Rozolen Stanford Denis Foley 601 N. Cockrell Street P.O. Box 1106 Alpine TX 79831

April 12, 2021

Dear Cynthia Salas: City of Alpine Secretary

We live at 601 North Cockrell across the street from Danny Ginn and Monica Quiroga. This letter is in response to an application of a special use permit to allow a Short-Term Rental to be established at 602 N Cockrell.

The Foley Family built our home in this neighborhood in 1967 over 50 years ago. Our family has continuously lived in this home for all those years. Denis and I bought this house from Elizabeth Foley's estate four years ago keeping it in the family. The Hancock Neighborhood surrounding our home is mostly retired people. It is a quiet neighborhood. We get a bit of pass through traffic in front of the house but for the most part it has been a neighborhood where you will see people walking their dogs and riding bikes.

We do not really know Danny and Monica very well. What we do know of them is that they are very industrious and creative. The establishment of their biker bar and hotel downtown has brought tourists to Alpine. What a great idea to provide a hotel and parking for motorcyclists.

I am afraid that the short term rentals behind their house will bring more traffic noise, congestion in the alleyway, noise in general and litter to the street. If it was one unit perhaps these issues could be monitored. I believe there are 3-4 places (that is a motel) to rent in the alley behind their house. This is a residential neighborhood where a few of our neighbors do have single casitas in their backyard. But I do not believe a motel type business belongs on a residential street. I was actually surprised to receive this letter from the city because there have been renters in and out of these units for well over a year. We have seen an increase of traffic. I have picked up trash and cigarette butts off the front curb of my house left by the people staying there. I have been disturbed by the startup of about 5 motorcycles at one time right in front of my house. I have heard my neighbors complain of excess noise coming from the backyard where guests congregate. We have experienced what these short-term rentals would bring to our neighborhood.

I applaud the Ginn/Quiroga contributions to the vitality of downtown Alpine. I kindly request that you not permit a multi-room motel in our R-1 zoned quiet residential neighborhood.

Sincerely,

Rozolen Stanford

Denis Folev

Alpine City Council City of Alpine Administration 100 N. 13th St. Alpine, TX 79830

Dear Mr. Calderon and Alpine City Council,

I am writing in response to a letter I received from the Alpine City Secretary informing my family that a permit application has been made for a short term rental to be established at the house right next door to us (602 N. Cockrell). Because I am unable to attend the meeting. I am submitting this letter to express our objection to a permit being issued in our residential neighborhood.

We purchased our house in 2015 hoping to retire in Alpine in a quiet small town neighborhood, enjoy cool summer nights with open windows, get to know our neighbors and settle into small town life away from the big city where we had spent our entire working lives. Indeed we enjoyed every moment we spent there the first couple years of owning our property. The large house next door at 602 N. Cockrell was sold to its current owners not long afterward and was immediately put to use as a short term rental (Airbnb showed 3 nightly rentals available at that location in 2018). The large courtyard in the center of the lot is directly adjacent to both of our bedrooms, and the noise from late night parties along with the bright lights that are on all night immediately affected our ability to sleep. We could no longer leave windows open because of the noise from the partying, dogs barking, music playing til late night on the weekends - and occasionally during the week as well. We also bought blackout curtains so our house was not lit up like a Christmas tree at night (which have been only marginally successful at curbing the intrusive lights from next door). We were never approached by the new owners either by way of introducing themselves or apologizing for the inconvenience of a couple of the late nights that involved quite a lot of drinking as evidenced by the beer cans in the street the next morning. We were disillusioned to say the least and put our house on the market. It did not sell, and our son has been living there the past year and a half. Clearly this past year has been plagued by shutdowns and lack of tourism, so the year 2020 was a quiet one by way of covid. But also because of the lockdowns which resulted in our decreased income, we returned to work in the City. There's nothing we would like more than to re-retire to the house we thought we bought back in 2015 now that (hopefully) life is starting to return to normal for all of us. I'm told the owners of this house are also opening a boutique hotel at 5th and Ave E. My family would appreciate it very much if their rental business would be restricted to the business district.

I would like to note that our family strongly believes in the rights of property owners. But when those rights infringe upon the rights of others with little to no regard for people who must live in close proximity, quality of life is severely diminished for the innocent.

Thank you for considering my comments.

Cindy and Nick Symington

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TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

CITY OF ALPINE

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City of Alpine

Attn: Geo Calderon

100 North 13th Street

Alpine, TX 79830

03/04/2021

Dear Geo:

This document serves as the required letter proposing the Short Term Rental (STR) use for our Lofts located at 602 North Cockrell, collectively known as Alpine Country Club Lofts. The Lofts are in active use as Short Term Rentals. They have not and will not cause substantial harm to the value, use or enjoyment of other properties in the neighborhood. We have enough onsite parking for 14-15 vehicles, or 2 full sized parking spaces per bedroom in this 7 bedroom house. Our home is 5,228 square feet, plus another 2,000 square feet of garage space. We utilize 2,250 square feet of space for STRs.

Our courtyard is completely private, fenced and surrounded by 40' tall pine trees. Our property takes up almost the entire block. The eastern edge of the property is the only line shared with another home, and that property line is blocked with 8' tall privacy fencing and the aforementioned pine trees. The compound is U-shaped, and all guest access points feed into the courtyard. Guests do not interact with neighbors, nor do our neighbors have the ability to interact with our guest without trespassing on our property.

We have full time staff clean between guests, and they're on site every day doing maintenance. We hire professional landscapers who've cared for the grounds for well over a decade. We have security cameras with motion detectors in all parking areas that we access from our phones.

The property adds to the value of the neighborhood, as it was built for use as a swingers' compound for sex parties in 1978 and was in use as such for many decades. The house is occupied full time by our family and rooms previously used for swingers' events are now used instead as short-term rentals instead. As one of the largest homes in the City, the property increases property value for the surrounding neighborhood.

The spaces were set up apartment-style but have no individual kitchens, as the original intended use did not require space to cook. STR is the highest and best use for the Lofts. We look forward to continuing to serve guests of our STRs in a responsible manner.

Danny Ginn and Monica Quiroga

For Buil	ding Services Use Only
Date Submitted:	Receipt No:
BLD Inspection:	Fire Inspection:

Approved: ____ Not Approved: ___

City of Alpine, Texas

Short-Term Rental Special Use Permit (STR-SUP) Application

STR-CUP Application Fee is \$350.00 per property. (no	n-refundable) Please complete one application per property
	on-Owner-Occupied Multi-Unit Non-Owner Occupied
Existing/New Structure: Existing Structure	
PART 1. PROPERTY INFORMATION	
Street address of property	
602 N. Corkrell	V
Legal description of property (must provide copy Lot 1,2,3 Block 74 Add	of survey or describe meets and bounds on 8 ½ x 11 sheet) dition HANCOCC
Square footage of property Number of E	Sedrooms & Units Size of property lot
5228 760	
Present zoning district	Proposed use of the property
Zoning ordinance provision requiring a condition	Short-Term Rental ral use (This box will be completed by the Building Official)
STR	ist use (This box will be completed by the Building Official)
PART 2. PROPERTY OWNER INFORMATION	
Name of current property owner(s) (Use separate st	neet of paper with additional owners' information if necessary)
Monica Quienca	- E E E E E E E E E E E E E E E E E E E
Mailing address of property owner (cannot be P.	D Box)
602 N. Cockrell	ALPINE TX 79830
City/State/Zip code of property owner	
ALPINE TX 79	830
Telephone number of property owner	Email address of property owner
210 884 7587	Dannica. Investments.
PART 3. DESIGNATED OPERATOR'S INFORMA	ATION
Name of designated operator	
Monice Quiroga	= 1
Designated operator's physical address (must be l	ocated within 30 minutes of STR property)
602 H. Cockrell	
City/State/Zip code of designated operator	
ALPINE TX 79830	
Telephone number of designated operator	Email address of designated operator
40 884 7587	DANNICA. INVESTMENTS. LC B GMAIL. COM
<u> </u>	Compile, colv

PART 4. SUPPORTING DOCUMENTS Please complete and submit the following attached documents with application 1. STR Local Representative Certification: Please provide a copy of Driver's License if different from STR owner) Homeowner's Association Declaration: See attachment 2. 3. Proof of Property Insurance: Please complete attachment and provide a copy of a property insurance summary that states STR coverage is included and/or complete General Release of Liability waiver (See attachment) Please submit the following documents with your application 4. Letter: Submit a letter describing the proposed STR use, describe whether the proposed STR will, or will not cause substantial harm to the value, use, or enjoyment of the other properties in the neighborhood. Also describe how the proposed STR will add to the value, use or enjoyment of other properties in the neighborhood. Floor Plan: A Sketch floor plan of the dwelling with dimensional room layout. Please identify sleeping areas, evacuation route(s) and location of fire extinguishers. Parking Requirement: A site plan/survey of the property that indicates the maximum number of vehicles that can be legally parked on the property. Parking spaces cannot include on street parking, sidewalks, alleys or other public rights-of-way (see example) Driver's License: Please provide a copy of STR owner's driver's license 8. Proof of STR Property Ownership: Property tax documents, deed, or copy of title (all owners must sign application __ Info Sheet: A copy of the informational sheet/brochure that is provided to guests of the STR. Please include: A.) The 24-hour contact information of the STR owner or local representative B.) Neighborhood info such as parking and noise restrictions, trash collection schedules, C.) Emergency and non-emergency telephone numbers for police and fire departments D.) Instructions for obtaining severe weather, natural or man-made disaster alerts. Part 5. ADDITIONAL SUPPORTING DOCUMENTS FOR COMERCIAL PROPERTIES ONLY 10.4/A Illumination Plan (see attachment) PART 6. ADDITIONAL SUPPORTING DOCUMENTS FOR NEW CONSTRUCTION ONLY 11.4/A Site Application Form B: Application of site plan approval (Section 20, see attached Form "B") The site plan submission shall meet the requirements of Section 20.04 (A)(E) Site Plan Requirements. 12. Letter: Submit a letter describing conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations **PART 7. ACKNOWLEDGEMENTS** All STR-SUP 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. _____ At least ten (10) before the public hearing for a STR-CUP application, the city will send written notice to all property owners within 200 feet of the STR to inform them of the use of the STR-CUP application. The notice will provide the applicant's 24-hour contact information and information about STR regulations. $\sqrt{}$ 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 STR-SUP can only be approved by city council through the public hearing process.

/	
from the d	application for a change in zoning or for an amendment to the zoning ordinance shall have ate of submittal, a period of four months to request and be scheduled on an agenda before
the Plannir	ng 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
	quired 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 n	not be considered a part of the four month period.
Ali si	hort-term rentals are subject to fire inspections before issuance of a STR-SUP permit. The
inspections	will include compliance with the 2018 International Fire Code, 2015 International
	Code, 2015 International Building Code and all applicable City of Alpine Code of
Ordinances	
After a	a STR-SUP is approved, all short-term rentals must register with the city annually. There is
- C	ual registration fee.
All sho	ort-term rentals are required to pay a hotel occupancy monthly or quarterly to the City of
	ure to register and pay for HOT taxes is grounds for revocation of a STR-SUP.
Torm Ponto	e read and understand all of the requirements as set forth by the application for a Short-
	I Special Use Permit and acknowledge that all requirements of this application have been time of submittal.
	SNATURE TO AUTHORIZE FILING OF A STR-SUP (ALL PROPERTY OWNERS
MUST SIG	N, SUBMIT AN ADDITIONAL SIGNATURE PAGE IF NECESSARY)
Monda	Que Clar Clar
Print Property	Owners Name Property Owners Signature
	Property Owners Signature
The State Of	Jevas
County Of Before Me	on this day personally appeared Mysica Chuir oag
before the	(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 a	cknowledged to me that he executed the same for the purposes and consideration therein expressed.
(Se di Giranam	day of March .A.D. 2021
SULLAY SULLA	KRYSTAL AGUILAR
	Notary Public, State of Texas F Comm. Expires 12-13-2023 Notary In And for State of Toyne
1 9	Notary ID 13228231-3 Notary ID 13228231-3
DANNY	GIND
Print Property O	Owners Name Property Owners Signature
The State Of	exas
County Of	srewSter .
Before Me	on this day personally appeared Daniel Ginn
Known to me for p	(Notary) (Applicant) (Applican
instrument and ac	knowledged to me that he executed the same for the purposes and consideration therein expressed.
(01) (0	5th march on1
(seat) Given und	er my hand and seal of the office thisday of
4000	Lant-O Dauch
SIN STATE	KRYSTAL AGUILAR
	Notary Public, State of Texas Notary in And for State of Texas
3000	Comm. Expires 12-13-2023 Notary ID 13228231-3
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CITY OF ALPINE SHORT TERM RENTAL REGISTRATION

□ New □ Change CONTINUING **SECTION 1: PROPERTY INFORMATION** Property Name Street Number Street Name ALPINE COUNTRY CLUB LOFTS 1002 LEGAL DESCRIPTION Addition, Block, Lot Total Number of Units in Building **SECTION 2: OWNER INFORMATION** Complete at least one listed below Individual Ownership Owner First Name Owner Last Name Primary Telephone Number MONICA 120GA Mailing Address **Email Address** IVESTMENTS. PINF Corporate Ownership Ownership Form: Partnership Corporation LLC Kiosk Other (Please Explain) **Business Name** Contact First Name Contact Last Name Primary Telephone Number Mailing Address **Email Address** SECTION 3: PROPERTY MANAGER If Different than owner Individual Ownership SAME OWKIFR_ Property Manager Name Primary Telephone Number Mailing Address

I acknowledge that all information supplied above is true and correct to the best of my knowledge or belief. I further acknowledge that the Short Term Rental that I own is subject to all provisions of the orders and ordinances of Alpine, and all of the provisions of the codes, statutes, and rules adopted under the codes and statutes of the State of Texas regarding Short Term Rental establishments. I acknowledge that as a Short Term Rental owner I am responsible for the payment of Hotel Occupancy Taxes amounting to 7% per stay. I understand that payment of Hotel Occupancy Taxes is payable to the City of Alpine. LONICA !

Email Address

Applicant's Signature

Printed Name

Date

CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

New Change 24-hour Representative: The short-term rental owner and designated representatives, email address and phone number must be provided to the City wannual renewal. The information shall be kept current at all times. The oravailable by phone (24 hours a day, seven days a week) to ensure a response.	pon permit application and wner or representative shall be
emergencies and the condition, operation, or conduct of the occupants. A able to physically respond to the short-term rental site within 30 minutes respond. If there is a change in the designated representative the projection of the new representation of the new representation.	24-hour representative must be , and if requested they must perty owner must immediately
Property Owner Name: MONICA Quiloga	ALPINE, TX 198
Name: Mostica Quico 64 Telephone: 240 8	84 7587
Physical Address: 607 N Cockcell Ema Mailing Address: Cockcell A) PINE TX	ii: PANNICA INVESTOR
The owner or representative shall be available by phone (24 hours ensure a response to complaints regarding emergencies and the coof the occupants.	
 A 24-hour representative must be able to physically respond to the minutes. If there is change in the designated representative the property ow name and contact information of the new representative. Neighbor Notice: The City shall provide an initial mailing or emain radius of the short-term rental property address. The notice shall corepresentative contact information, a parking plan, and the city we information is also posted. The neighbors and the city shall be important there is a change in contact information. 	ner must submit to the City the il to neighbors within a 200-foot ontain the owner and obsite address where the
By signing below, the local representative acknowledges that he/she has reagrees to comply with the responsibilities outlined above. Please provide a different from STR property owner.	
Property Owner's Signature:	Date: 3/4/2021
FRODERIV LIWINGT'S NIGHABITE' T-1 \ A A	11976' 2771'77'7

CITY OF ALPINE STR HOMEOWNER'S ASSOCIATION DECLARATION

I DECLARE the homeowner's association for which this property belongs allows transient rental /short-term rental dwellings.

1002 N. Cockrell	ALPINE	TX	79830
(Property Address)			
MA - NO HOA	¥,	¥	
(Managing HOA Representative Signature)			
Date:			
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OR W Ta			e I e
I DECL ADE donn in ma Hamman Anna			
I DECLARE there is no Homeowners Asso			ETHE TO THE
602 N Cockrell A	LPINE	TX	79830
(Property Address)			V.
Unu		20 100	
(STR Owners Signature)		TO SEE	
Date: 3/4/21			



CITY OF ALPINE STR PROOF OF PROPERTY INSURANCE

declare that I have obtained short-term-rental insurance or an insurance policy that specifically states it includes short-term-rentals for the property listed on my STR-SUP application. I have attached proof of this insurance policy to my STR-SUP application.

clar	3/4/2021
Property Owner's Signature	Date
Property Owner's Signature	Date
OR	

I declare that I do not have specific short-term rental coverage on the property listed in my STR-SUP application. I understand that my homeowners or landlord may not adequately over my short-term rental. Further, I will opt in to sign the General Release of Liability on the following page.

3:0T9O

03/04/2021

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(\$), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

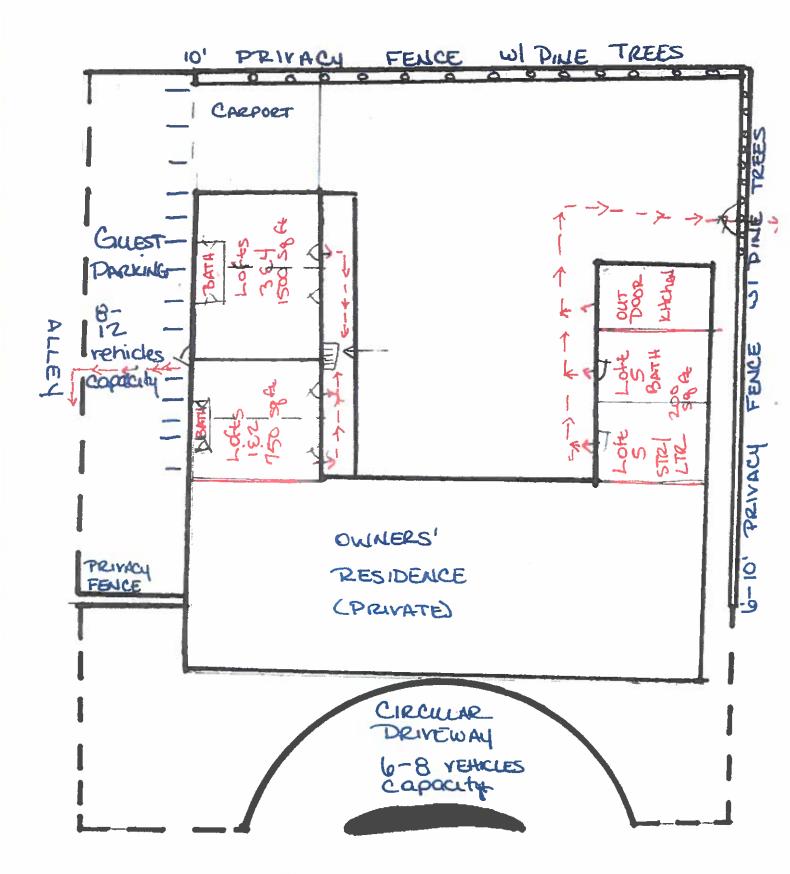
REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed.

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on

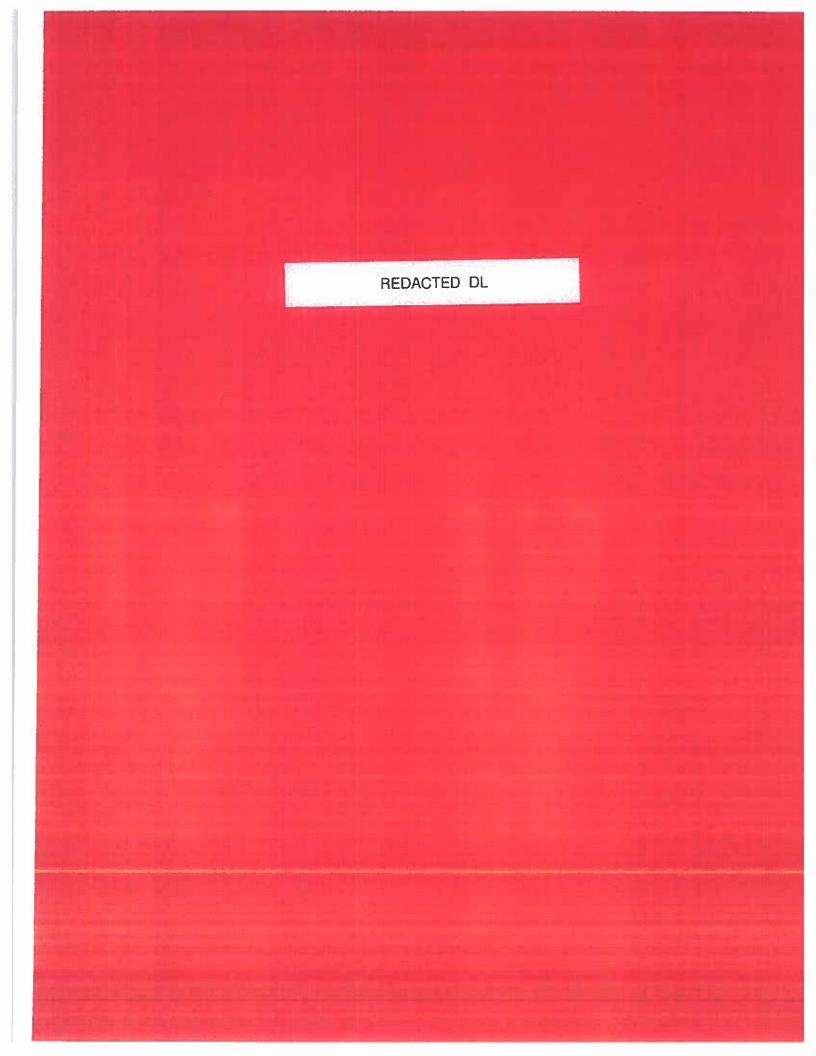
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PRODUCER TRI, LLC Post Office Box 900 Alpine, TX 79831			PAC No. Ext. 432-837-3459 PAX No. 432-837-2910							
~'	PRING, 12 /8631				ACCEPTANCE.					;
					-			SURANCE COMPANY	,	NAIC 4
1342	LOGO				MOURER D		SUALE IN	SURANGE COMPANY		
DA.	NNICA INVESTMENTS, LLC				PASIATER C					
Po	INGO COFFEE & COCKTAILS, LLC at Office Box 550				DISURER D					
Alp	olne, TX 79831				MSURER E					
					INSURER F					
CC	OVERAGES CE	RTIFK	AU	E NUMBER:				REVISION NUMBER:		
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	POLICY PRO LOC					1		PRODUCTS - COMPANY AGG	\$	2,000,0
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	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH)	N/A	- 1			1		E L EACH ACCIDENT	\$	
	Hyes, describe under DESCRIPTION OF OPERATIONS below		- 1					EL, DISEASE - EA EMPLOYEE	-	
Δ	Commercial Applica	-	H	CPS7114834	05/3	31/2020	05/31/2021	E.L. DISEASE - POLICY LIMIT	•	
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O1	CREPTION OF OPERATIONS / LOCATIONS / VEHICLE ERNIGHT LODGE, RESTAURANT, WEST AVENUE E, ALPINE, TEXA NORTH COCKRELL, ALPINE, TE	BAR, S	CO		, may be attac	ited if more	epace la require	ď)		
EF	TIFICATE HOLDER				CANCELL	ATION	0.000.000.00			
CITY OF ALPINE 301 NORTH 13TH STREET				THE EXE	PRATION	DATE THE	ESCRIBED POLICIES BE CA REOF, NOTICE WILL B 1 PROVISIONS.	NCELLE E DELI	D BEFORE VERED IN	
	ALPINE, TX 79830			^	UTHORIZED			Par Dim		

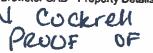
FIRE EXTINGUISHER >> = EVACUATION ROUTE



(4)

N. Cockrell St.







Property Search Results > 11000 GINN TO NEAY AND WONICA LEEANN QUIROGA for Year 2020

2020

Property

Type:

Account

Property ID:

11000

Geographic ID:

971700740001000000

Real

Property Use Code: Property Use Description:

Location

Address:

602 N COCKRELL

ALPINE, TX

Neighborhood:

HANCOCK

Neighborhood CD: HANCOCK

Owner

Name: Mailing Address: GINN DANNY RAY AND MONICA LEEANN QUIROGA Owner ID:

602 N COCKRELL ST

ALPINE, TX 79830

Mapsco:

\$45, 754

\$28,943

\$48 697

\$0

\$0

Map ID:

Zoning:

Agent Code:

37143

Legal Description: HANCOCK B, BLOCK 74, LOT 1.2.3

% Ownership: 100.0000000000%

Exemptions

Ag / Timber Use Value

Values

(+) Improvement Homesite Value:

(+) Improvement Non-Homesite Value: (+) Land Homesite Value:

(+) Land Non-Homesite Value:

(+) Agricultural Market Valuation: \$0 \$0 (+) Timber Market Valuation: \$0 \$0

(=) Market Value: \$484,697

(-) Ag or Timber Use Value Reduction: 50

(=) Appraised Value: \$484,697 (-) HS Cap: ŚŌ

(=) Assessed Value: Taxing Jurisdiction

> Owner: GINN DANNY RAY AND MONICA LEEANN GUROGA

% Ownership: 100.0000000000%

Total Value: \$484,697

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
11	City of Alpine	0.5537 53	\$484,697	\$484,697	\$2,684.03
2	Brewster County	0.389601	\$484,697	\$484,697	\$1,888.39
21	Alpine ISD	1.29470	\$484,697	\$484,697	\$6,275.37
4	Big Bend Regional Hospital District	0.1070/7	\$484,697	\$484,697	\$519.00
CAD	Central Appraisal District	0.000000	\$484,697	\$484,697	\$0.00
	Total Tax Rate:	2 345131			

Taxes w/Current Exemptions:

\$11,366,79

Welcome to Alpine Country Club Lofts! We're glad you're here.

Information that you may find helpful:

24- hour contact information-

Send us a message on your booking platform first in accordance with the booking platform's terms of service. If you don't hear back from us within five minutes, you may reach Monica on her cell phone at 210-884-7587.

Guest parking is on the north side of the compound. Motorcycles can park under the portico over the driveway in the front of the house.

We do not provide daily housekeeping. We will dispose of trash after your stay. If you need, the dumpster is in the alley, across from guest parking. Trash day is Thursday.

In case of an emergency call 911. The City of Alpine's non emergency number for the Alpine Police Department is 432-837-3486 and the Alpine Volunteer Fire Department is 432-837-2366.

Weather.com is a resource for potential weather alerts. Ready.gov is a resource for other emergency alerts.

See Floor Plan for fire exits. You can exit your unit from either door, go down the stairs and into the courtyard. From the courtyard, exit through the entrance to guest parking, or through the south side courtyard gate behind the pergola.

There is a fire extinguisher in your bathroom, and another in the courtyard kitchen.

Thank you for choosing Alpine Country Cub Lofts. Enjoy your stay!

Danny and Monica

b. Short Term Rental Special Use Permit for 210 ½ W Ave E. Owner of record is Jennifer Hatch.

TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

CITY OF ALPINE

Initial inspection: At the time of initial application the short-term rental shall be inspected by the Building Official or designee. The purpose of this inspection is to assure conformance of the dwelling unit with the international Residential Code, International Fire Code, Property Management Code and City of Alpine Short-Term Rental ordinance, related to potential safety issues and to establish maximum occupancy, including but not limited to an approved means of egress from every bedroom. A follow up inspection is included in the Initial fee. Any further inspections will cost \$ 35.00 each. An inspection won't occur until all required application documents have been received by the city.

Property Address 210 1/2 W AVE E	Property Owner Jenny Harton Phone 432-343-4244
Local Representative Sarah Sibley	Phone 432-230-2735
Parking Diagram approved Yes / No	Number of occupants approved Yes / No
General Requirements:	Mechanical:
House numbers installed and clearly visible from street. Smoke alarms installed in all sleeping rooms. Carbon Monoxide detectors as required by fire code Fire Extinguisher or Sprinkler System Sanitation: All plumbing fixtures connected to sanitary sewer with Approved P-traps. All plumbing fixtures connected to approved water supply Hot and cold water. No signs of mold or mildew on wall surfaces. No signs of infestation from rodents or insects. All sanitary facilities installed and maintained in safe and Sanitary condition.	Every habitable room contains at least two electrical outlets and light Fixtures, All electrical equipment, wiring, and appliances have been installed and are in a safe manner Dwelling is equipped with heating facilities in operating condition. All solid fuel burning appliances are installed per applicable codes maintained in safe working condition. Dwelling has proper ventilation in all rooms and areas where fuel All fuel burning appliances are installed. Structural:
Safety: Basement and all sleeping rooms are provided with windows Designed to meet egress standards or exterior doors All stairs, decks, and balconies over 30 inches in height are Provided with approved guardralis. Requirements of the IBC and IRC are met for dwelling units. Owelling has no broken windows or doors No broken, rotted, split, buckled of exterior wall or roof Coverings that affect the protection of the structural elements Behind them.	Dwelling has no sags, splits or buckling of ceilings, roofs, ceiling or roof supports or other horizontal members due to detective material or deterioration. No split, lean, list, or buckle of dwelling walls, partitions or other Vertical supports due to detective material or deterioration. No evidence of decay or damage to exterior stairs or decks.
Any of the above items which have been checked must be correcte permit.	d and re-inspected prior to the issuance of a transient/short-term rental
To request an inspection please call 432,837,3281 Building Service	5 <u>.</u>
Inspected by: DAVEDITALE TOPP INSPE	ct of Approved DA Date: 4.1. 2021
Requires re- inspection	Approved Date:



April 6, 2021

City of Alpine 100 N. 13th St., Alpine, TX 79830

Dear Geo Calderon and the Alpine City Council,

We are proposing that we use Dragonfly Cottage and Back Room, located at 210 w Ave E in Alpine, Texas as a short-rental property. Located behind the Salon Americana, the two units have been operating in a short term rental capacity for several years. No harm will be caused to the value of the property or to other homes in the neighborhood due to the use as a short-term rental.

Visitors to Dragonfly Cottage and Back Room frequently comment on the convenient location and proximity to all the downtown amenities. Guests love the ability to walk to all the downtown shops, galleries and restaurants.

Dragonfly Cottage and Back Room are managed by Bienvenido Big Bend as of 2019. I am dedicated to representing this property, as well as, the City of Alpine as a positive and welcoming vacation destination to visitors while striving to reduce any inconvenience to residential neighbors.

Sincerely,

April McAnally

Owner

Bienvenido Big Bend

(April Windley-

432-386-8296

bienvenidobigbend@gmail.com

Bienvenidobigbend.com

117 N 6th St. Alpine, Texas 79830



For Buildi	ing Services Use Only
Date Submitted:	Receipt No:
BLD Inspection:	Fire Inspection
Approved	Not Approved

City of Alpine, Texas

Short-Term Rental Speci	al Use Permit (STR-SUP) Application
STR-CUP Application Fee is \$350.00 per property (n	non refundable) Please complete one application per property
	Non-Owner Occupied
Existing/New Structure: X Existing Structure	New Construction
PART 1. PROPERTY INFORMATION	
Street address of property	
210 W AVI	ENUE E, Alpine, Texas 79830
Legal description of property (must provide cop Lot Block 6 A	y of survey or describe meets and bounds on 8 % × 11 sheet) addition COMMERCIAL CENTRAL
Square footage of property Number of	Bedrooms & Units Size of property lot
1232 sq ft, 168 sq ft 2 U	9,230 sq ft
Present zoning district R	Proposed use of the property Short-Term Rental
Zoning ordinance provision requiring a condition STR	onal use (This box will be completed by the Building Official)
PART 2. PROPERTY OWNER INFORMATION	N 224
The state of the s	e sheet of paper with additional owners' information if necessary)
JENNIFER HATCH	
Mailing address of property owner (cannot be l	P.O Box)
410 N 8TH ST	
City/State/Zip code of property owner	
ALPINE, TEXAS	79830
Telephone number of property owner	Email address of property owner
512-516-0303	JENNY@BREWSTERCOUNTYLODGING.COM
PART 3. DESIGNATED OPERATOR'S INFORM	MATION /
Name of designated operator	
ASSISTANCE BY APRIL dba H	BIENVENIDO BIG BEND
Designated operator's physical address (must be	e located within 30 minutes of STR property)
117 N. (6th St.
ity/State/Zip code of designated operator	
Alpine,	Texas 79830
elephone number of designated operator	Email address of designated operator
432-386-8296	bienvenidobighend@gmail.com

PART 4. SUPPORTING DOCUMENTS Please complete and submit the following attached documents with application ✓ STR Local Representative Certification: Please provide a copy of Driver's License if different from STR owner) ✓ Homeowner's Association Declaration: See attachment Proof of Property Insurance: Please complete attachment and provide a copy of a property insurance summary that states STR coverage is included and/or complete General Release of Liability waiver (See attachment) Please submit the following documents with your application Letter: Submit a letter describing the proposed STR use, describe whether the proposed STR will, or will not cause substantial harm to the value, use, or enjoyment of the other properties in the neighborhood. Also describe how the proposed STR will add to the value, use or enjoyment of other properties in the neighborhood. Floor Plan: A Sketch floor plan of the dwelling with dimensional room layout. Please identify sleeping areas, evacuation route(s) and location of fire extinguishers. Parking Requirement: A site plan/survey of the property that indicates the maximum number of vehicles that can be legally parked on the property. Parking spaces cannot include on street parking, sidewalks, alleys or other public rights-of-way (see example) Driver's License: Please provide a copy of STR owner's driver's license Proof of STR Property Ownership: Property tax documents, deed, or copy of title (all owners must sign application Info Sheet: A copy of the informational sheet/brochure that is provided to guests of the STR. Please include: A.) The 24-hour contact information of the STR owner or local representative B.) Neighborhood info such as parking and noise restrictions, trash collection schedules, etc. C.) Emergency and non-emergency telephone numbers for police and fire departments D.) Instructions for obtaining severe weather, natural or man-made disaster alerts Part 5. ADDITIONAL SUPPORTING DOCUMENTS FOR COMERCIAL PROPERTIES ONLY Illumination Plan (see attachment) PART 6. ADDITIONAL SUPPORTING DOCUMENTS FOR NEW CONSTRUCTION ONLY Site Application Form B: Application of site plan approval (Section 20, see attached Form "B") The site plan submission shall meet the requirements of Section 20.04 (A)(E) Site Plan Requirements. Letter: Submit a letter describing conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations PART 7. ACKNOWLEDGEMENTS All STR-SUP 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. At least ten (10) before the public hearing for a STR-CUP application, the city will send written notice to all property owners within 200 feet of the STR to inform them of the use of the STR-CUP application. The notice will provide the applicant's 24-hour contact information and information about STR regulations.

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

be approved by city council through the public hearing process.

Any changes to a site plan (no matter how minor or major) approved with a STR-SUP can only

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
All short term rentals are subject to fire inspections before issuance of a STR SUP permit. The
inspections will include compliance with the 2018 international Fire Code, 2015 International
Residential Code, 2015 International Building Code and all applicable City of Alpine Code of
Ordinances.
After a STR-SUP is approved, all short-term rentals must register with the city annually. There is
a \$100 annual registration fee.
All short-term rentals are required to pay a hotel occupancy monthly or quarterly to the City of
Alpine. Failure to register and pay for HOT taxes is grounds for revocation of a STR-SUP.
I have read and understand all of the requirements as set forth by the application for a Short-
Term Rental Special Use Permit and acknowledge that all requirements of this application have been
met at the time of submittal.
PART 7. SIGNATURE TO AUTHORIZE FILING OF A STR-SUP (ALL PROPERTY OWNERS
MUST SIGN, SUBMIT AN ADDITIONAL SIGNATURE PAGE IF NECESSARY)
TOTAL STORAGE TROCK RECESSARY
A MILLER OF THE STATE OF THE ST
comme tach contact
Print Property Owners Name Property Owners Signature
The State Of SICUAS
County Of Brewster
Before Me Judy L STOKES on this day personally appeared Jenni CRS CHCh
(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.
With West of and I
(Seal) Given under my hand and seal of the office this day of day of
The state of the s
Public Stat. 3 Notary in And Ju. State of June State of Ju
75 mgm (sur) 04-22-7 1_)
14 1 124101 57
District Development Market
Print Property Owners Name Property Owners Signature
The State Of
County Of
Before Me 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 the office this
Notary in And for State of Texas

CITY OF ALPINE SHORT TERM RENTAL REGISTRATION

⊠ New □ Change

SECTION 1: PROPERTY	INFORMATI	ON	120			
Property Name DRAGONFLY COTTAGE; BACK ROOM LEGAL DESCRIPTION		Street Number 210	Street	Name WEST AVENUE E		
Addition, Block, Lot OT, BLOCK 6, LOT 6-	8 W/71° OF 6,7 <i>)</i>	\$		Total Number of Units in Building 2		
200						
SECTION 2: OWNER INF	ORMATION	Complete at least	one listee	l below		
A. Individual Ownership						
Owner First Name JENNIFER	Owner Last N	ame HATCH	Prir	Primary Telephone Number 512-516-0303		
Mary Amper	ST, ALPINE, TE	XAS 79830		Email Address JENNY@BREWSTERCOUNTYLODGING.COM		
B. Corporate Ownership				F-305/MF-3		
Ownership Form: Partnership Business Name	p 🛘 Corporation	Off C C Klosk C	Other (Plea	ase Explain)		
Contact First Name Contact Last Name Primary Telephone Number						
Mailing Address			Ema	Email Address		
	夏 / 康	a. 0.	龜	**		
SECTION 3: PROPERTY M	IANAGER	If Different than o	wner			
A. Individual Ownership						
Property Manager Name APRIL MCANALLY			Prim	Primary Telephone Number		
ASSISTANCE BY APRIL LI		432-386-8296				
Mailing Address			Ema	il Address		
PO BOX 1235, ALPINE, TEXAS 79831			BIEN	VENIDOBIGBEND@GMAIL.COM		

I acknowledge that all information supplied above is true and correct to the best of my knowledge or belief. I further acknowledge that the Short Term Rental that I own is subject to all provisions of the orders and ordinances of Alpine, and all of the provisions of the the Short Term Rental that I own is subject to all provisions of the orders and ordinances of Alpine, and all of the provisions of the codes, statutes, and rules adopted under the codes and statutes of the State of Texas regarding Short Term Rental establishments. I acknowledge that as a Short Term Rental owner, am responsible for the payment of Hotel Occupancy Taxes amounting to 7% per stay. I understand that payment of Hotel Occupancy Taxes is payable to the City of Alpine.

| Applicant | Standard |

1).11

CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

M New D Change

24-hour Representative: The short-term rental owner and designated representative's name, physical address, email address and phone number must be provided to the City upon permit application and annual renewal. The information shall be kept current at all times. The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes, and if requested they must respond. If there is a change in the designated representative the property owner must immediately submit to the City the name and contact information of the new representative.

submit to the City the name and contact information of the	new representative.
Short-Term Rental Address: 210 W AVE E, ALPINE, TI	EXAS 79830
Property Owner Name: JENNIFER HATCH	460
Local Representative:	N _E
Name: APRIL MCANALLY Telephone:	432-386-8296
Physical Address: 117 N 6TH ST, ALPINE, TEXAS 79830	Email: BIENVENIDOBIGBEND@GMAIL.COM
Mailing Address: PO BOX 1235, ALPINE, TEXAS 79831	

Local Representative Responsibilities:

- The owner or representative shall be available by phone (24 hours a day, seven days a week) to
 ensure a response to complaints regarding emergencies and the condition, operation, or conduct
 of the occupants.
- A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes.
- If there is change in the designated representative the property owner must submit to the City the name and contact information of the new representative.
- Neighbor Notice: The City shall provide an initial mailing or email to neighbors within a 200-foot
 radius of the short-term rental property address. The notice shall contain the owner and
 representative contact information, a parking plan, and the city website address where the
 information is also posted. The neighbors and the city shall be immediately informed whenever
 there is a change in contact information.

By signing below, the local representative acknowledges that he/she has read, fully understands and agrees to comply with the responsibilities outlined above. Please provide a copy of Driver's License if different from STR property owner.

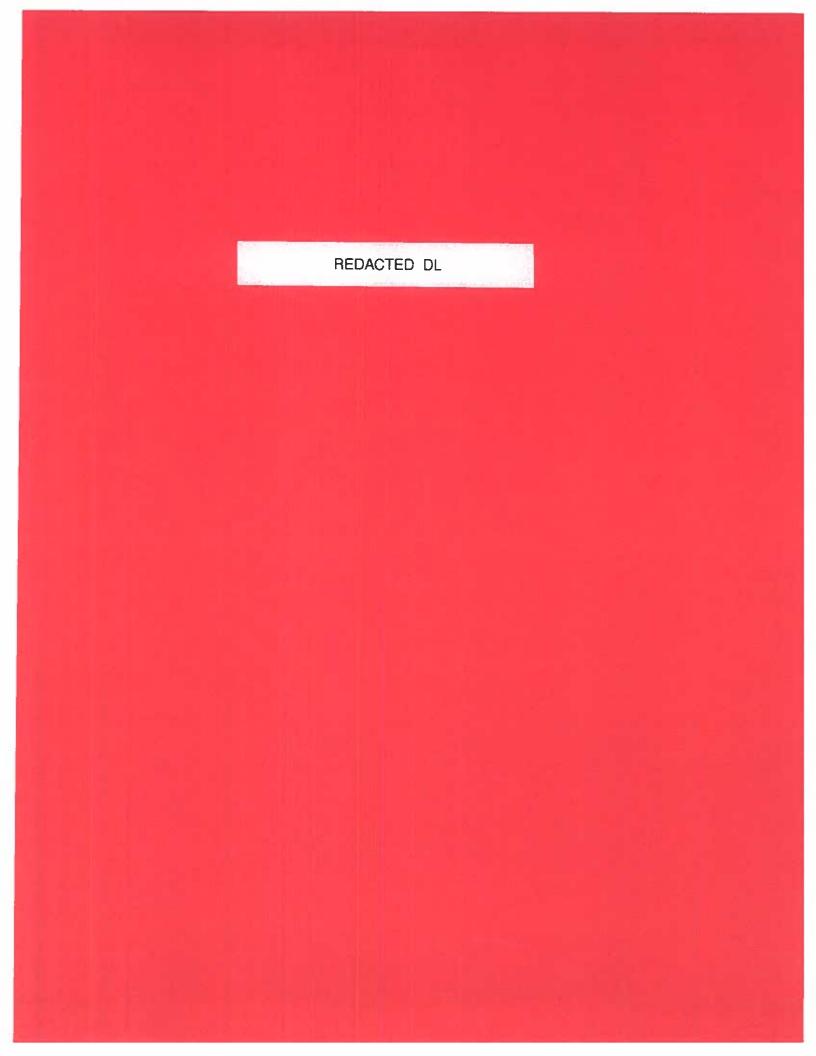
Local Representative Signature:

Date: 3/29/2021

Property Owner's Signature:

Date

3/20/



CITY OF ALPINE STR HOMEOWNER'S ASSOCIATION DECLARATION

I DECLARE there is no Homeowners Association requirement for this property.

210 WAVE E, ALPINE, TEXAS 79830

(Property Address)

(STR Owners Signature)

Date: 3/29/21

OP ID: SI

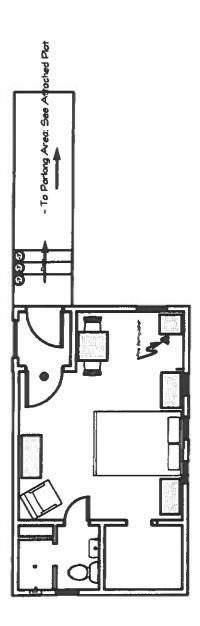
CERTIFICATE OF LIABILITY INSURANCE

DATE (MIM/DD/YYYY) 04/06/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED

REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

	IMPORTANT: If the certificate holder If SUBROGATION IS WAIVED, subject this certificate does not confer rights ocucer	t to the to the ca	terms and conditions of t	the poli	cy, certain p dorsement(s	olicins may	require an endorser	nent. A	statement on
TR	I, LLC st Office Box 900						432	-837-2910	
	st Office Box 500 Pine, TX 79831		E-MAC, NO.:						
		INSURER(S) AFFORDING COVERAGE NAIG #					MARCA		
				DESCRIP			SURANCE COMPA	WY.	BARG.F
pes	URED	(NEW LIFE	. Nove	50/125/00	TOTAL COMMENT	-			
peured Jenniter (Jenny) Hatch DBA Americana 210 West Avenue E Alpine, TX 79830					ORBURER C:				
					ERD:				
Alp	nne, 12 /9630		INSURER 8:					1	
					DISURER F:				
COVERAGES CERTIFICATE NUMBER:					REVISION NUMBER:				
C	THIS IS TO CERTIFY THAT THE POLICIES NDICATED. NOTWITHSTANDING ANY REPORT OF MAY BE ISSUED OR MAY EXCLUSIONS AND CONDITIONS OF SUCH	PERTAIN POUCIES	IENT, TERM OR CONDITION I, THE INSURANCE AFFORD S. LIMITS SHOWN MAY HAVE	OF AN	Y CONTRACT THE POLICIE REDUCED BY	OR OTHER S DESCRIBE PAID CLAIMS	DOCUMENT WITH RES D HEREIN IS SUBJECT	PECT TO AL	O WHICH THIS
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A	X COMMERCIAL GENERAL LIABILITY						DAMAGE TO PENTED	- 1	100.00
	CLAIMS-MADE X OCCUR		CPS7299366	0	02/04/2021	02/04/2022	DAMAGE TO RENTED	-	5,00
							MED EXP (Any one person)		1,000,00
						le Fi	PERSONAL & ADV INJURY	- 13	2,000,00
	GEN'L AGGREGATE LIMIT APPLIES PER POLICY PROT LOC						GENERAL AGGREGATE	- 1.	2,000,00
	C 3 (S): C):20				, , , , , , , , , , , , , , , , , , ,		PRODUCTS - COMPIOP A	G 8	
_	OTHER						COMBINED SINGLE LIMIT		
	AUTOMOBILE LIABILITY						(En acrident)		
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							PROPERTY DAMAGE	mt) B	
	AUTOS ONLY NON-GYNED			11			(Per acceptant)	1.	
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	UMBRELLA LIAB OCCUR EXCESS LIAB CLAINS-MADE			3			AGGREGATE	1.	
	DED RETENTION 8						CHORNE MELLS	1	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	-					STATUTE ER	+	
	AND EMPLOYERS' LIABILITY			i			E.L. EACH ACCIDENT	3	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICERALEMBER EXCLUDED? (Mandatory in MH)	N/A					E.L. DISEASE - EA EMPLO	EE S	
	Fyee, describe under DESCRIPTION OF OPERATIONS below						E L DISEASE - POLICY LIN	30 937	
A	Commercial Applica		CP\$7299368	1994	02/04/2021	02/04/2022	286	1	
-	•								
	CRIPTION OF OPERATIONS / LOCATIONS / VEHICL ALL OVERNIGHT RENTAL	LES (ACOR	ID 101, Additional Remarks Schools	de, may be	e attached If more	apace is requir	od)	-1	
CE	RTIFICATE HOLDER			CANC	ELLATION	-			
NAMED INSURED JENNIFER HATCH AMERICANA 210 West Avenue E ALPINE, TX 79830					SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Parkage Parka				

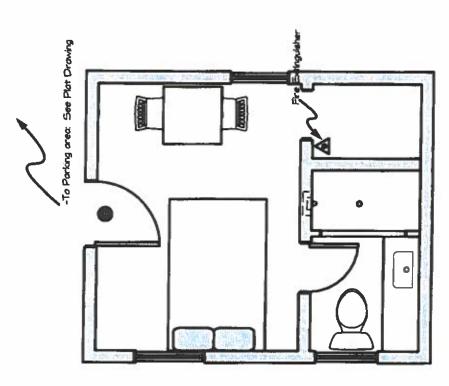


210 W. Ave E

TITLE CAD FILE NAME BACK ROOM, VWX

DRAWING NUMBER scale 1/4"=1"-0"

1 of 1

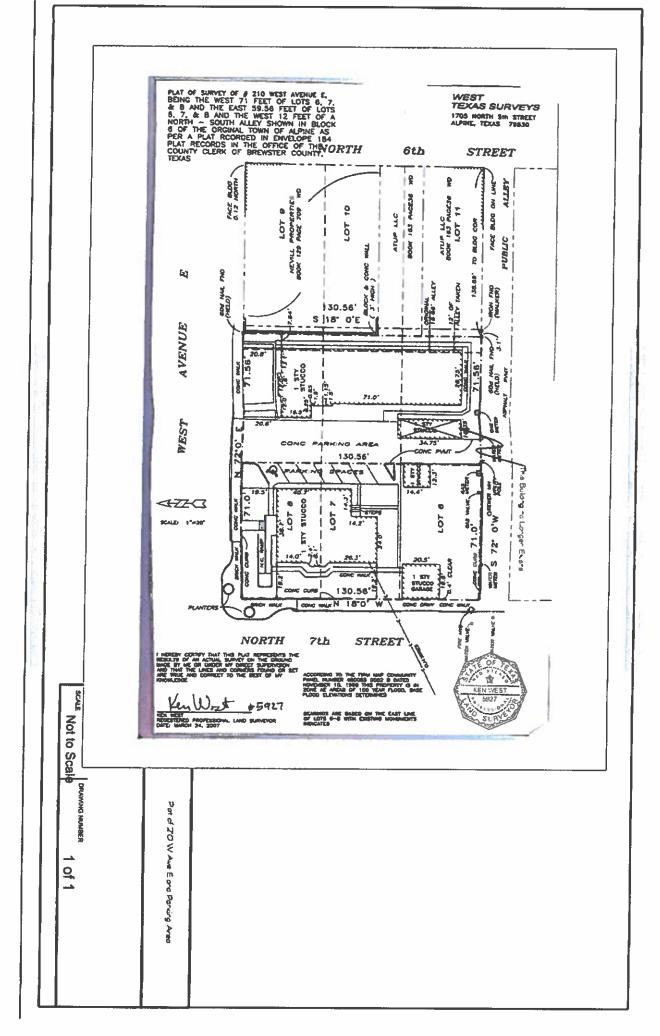


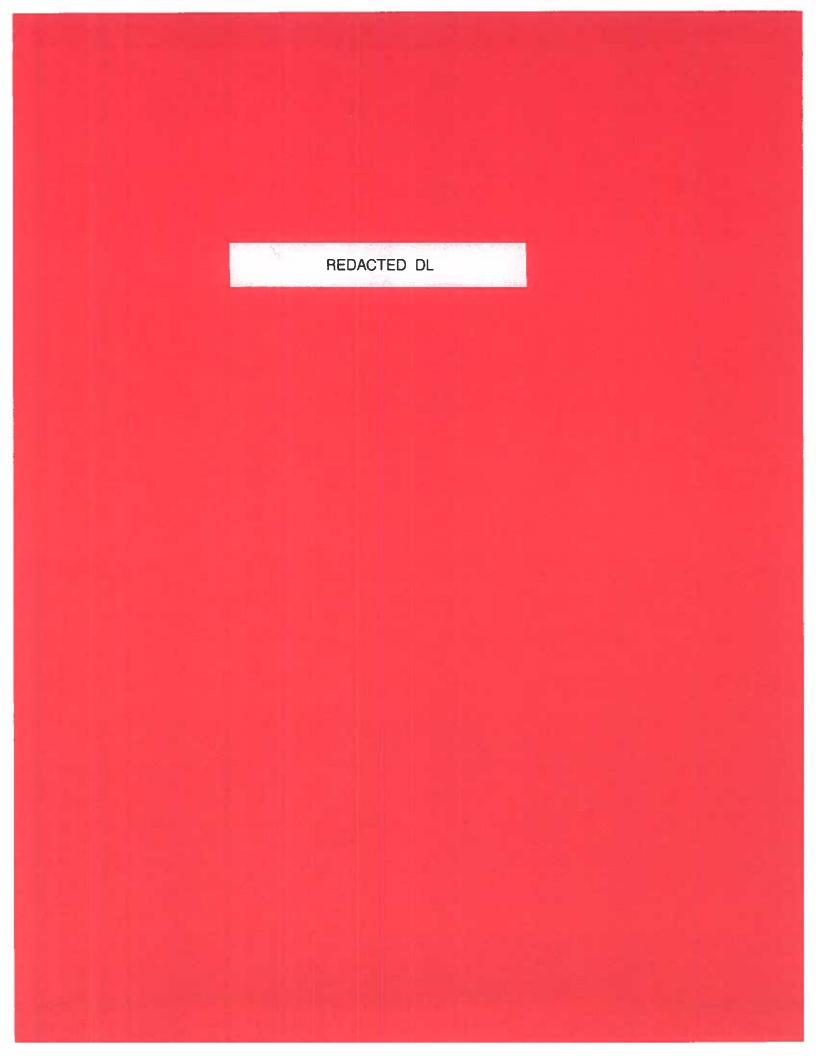
210 W Ave. E (B)

TITLE CAD FILE NAME Dragon Fly.vwx

DRAWING NUMBER SCALE 1/4"=1'-0"

1 of 1





- A- -- --

WARRANTY DEED WITH VENDORS LIEN DOCO 99533

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BREWSTER

THAT We, Vernon L. and Saily J Stump, 47203 S Hwy 118, Alpine TX 79830, County of Brewster, State of Texas for and in consideration of the sum of TEN DOLLARS, (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and deliver by the Grantee one certain note in the principle sum of One hundred ten thousand, (\$110,000), payable to the order of the Granter and due and payable in monthly installments of \$652.83, including interest at the rate of 7% per annum, commencing on the 1st day of January, 2016 and continuing on the 1st day of each month thereafter for a total of TWO HUNDRED FORTY months and shall continue until December 1, 2035, on which date the balance thereof plus accrued interest shall be wholly due and payable. The payment of which note is secured by the date herewith to Eve Trook, Trustee have GRANTED , SOLD AND CONVEYED, and by these presents do GRANT, SELL, AND CONVEY, unto Jennifer Hatch, 1107 N Sth Street, Alpine, TX 79830, to-wit:

The West Seventy-one feet (W.71') of Lots Str (6), Seven(7), and Eight (8), Block Str (6), ORIGINAL TOWNSITE OF ALPINE, located in Brewster County, Texas.

Plus a twenty foot (20") wide by One hundred thirty and fifty-six one hundredths foot (130.56") easement for ingress and egress to the property running parallel to the East property line of the above referenced property. Easement is for use of all owners of property located on Lots Stx (6), Seven (7), Eight (8), of Block Stx (6) ORIGINAL TOWNSITE OF ALPINE

. This conveyance is subject to the following:

Taxes for the year 2015 will be paid by Grantor, and Grantee assumes the payment thereof for the year 2016 and subsequent years.

TO HAVE AND TO HOLD the above described premises, together with all singular the rings and appurtenances thereto in anywise belonging unto the Grantee, his helps and assigns forever; and Vernon L and Sally J. Stump does hereby bind her successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title, in and to the above described premises , is retained against the above described property, premises and improvements until

the above described note and all interest thereon are fully paid according to the face, tanor, effect and reading thereof, when this Deed shall become absolute.

別配 Executed thio-arth day of December, 2015. . らいら yu

Vernon L. Stump

Sally J. Stump

STATE OF TEXAS

COUNTY OF BREWSTER

BEFORE ME, the undersigned authority, on this JOT day of DCC GNDCA, 2015 personally appeared VERNON L. STUMP. Known to me 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 herein expressed.

VIVULLY Y (1971)
Notary Public State of Texas
Exp(ALU: April 3, 2016



STATE OF TEXAS

CONTY OF BREWSTER

BEFORE ME, the undersigned authority, on this JUGay of DCCTM42015 personally appeared Sally J. Stump. Known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration herein expressed.

Notary Public State of Texas

Expires: April 3,2016

RICHARDS CONTRACTOR

Occi 99533 4 Pases 2 01/04/2016 2:47PM Filed & Recorded in Official Records of GREWSTER COUNTY BERTA RIOS-MARTIMEZ COUNTY CLERK Fores \$30.00

1

K. . .

5400 as a (i)

STATE OF TEXAS
COUNTY OF BREWSTER
I harehy certify that this Instrument was
FILED on the date and at the time stamped
hereon by me and was duly RECORDED in the
Volume and Pane of the Official Public
Records of Branster County, Taxos
VOL 318 PAGE 711

RECORDED : 1-5-2016

Lette Ries-Martinez

· .



Welcome to The Back Room!

IN CASE OF EMERGENCY CALL 911

OTHER EMERGENCY NUMBERS

Alpine Police Department - 432.837.3486

Brewster County Sheriff's Department - 432.837.3488

Fire Department Non-Emergency Only – 432.837.2366

Animal Control - 432.837.3486

Poison Control - 800.222.1222

Host April - 432.386.8296

SEVERE WEATHER ALERTS Tune into local radio stations KVLF 1240 AM or KALP 92.7 FM

WIFI CONNECTION INFO

Network Name: americana

Password: barbershop96

House Rules — No Smoking. There is a small courtyard located beside The Back Room. Feel free to smoke there. No Parties, Please do not rearrange the furniture.

TV Info - The smart tv has apps available to watch your favorite shows. IT also has cable TV. The tv and the cable box use different remotes. Don't forget to sign out of your app accounts before checking out.

Trash — There is a dumpster located in the alley.

Parking — Park in any of the spots facing Americana Salon. You may also park on the 6th, 7th or Holland Ave. Please do not park in the spaces facing the opposite building in the shared parking lot.

Heat/AC — There is window unit that works as an AC and there is a space heater provided if you get chilly. A central unit for the entire building controls central heat and air. If you need the heat changed (up or down), please text me to let me know prior to 8pm.

Courtyard — You are welcome to enjoy the backyard next to The Back Room and between the fence by the alley.

Train — The Back Room is located just a few blocks from the train station. The train rolls through town a few times a day. It can be a bit noisy, but ear plugs are provided with each stay for those light sleepers.

Attractions -

Museum of the Big Bend Museumofthebigbend.com **Gage Gardens** gagehotel.com/experience/gage-gardens Post Park texasmountaintrail.com

McDonald Observatory mcdonaldobservatory.org

Balmorhea State Park tpwd.texas.gov Kokernot 06 Cowboys Basebali Stadium alpine.pecosleague.com

Hiking -

Point of Rocks Alitrails.com

Chihuahuan Desert Research Institute cdri.org

Hancock Hill/Desk Hike

Alltrails.com

Big Bend National Park

Nps.gov

Big Bend Rach State Park tpwd.texas.gov

Davis Mountain State Park

tpwd.texas.gov

Gas – (* Pro Tip – Full up before heading south)

The Triangle

Groceries, ATM -

Blue Water Natural Food One Mile South 45978, TX-118 Alpine, Texas 79830

Porter's Thriftway 104 N 2nd Street Alpine, Texas 79830

Porter's Thriftway 101 E Sul Ross Street Alpine, Texas 79830

Dog Park - Kokernot Park off Fighting Buck Ave.

Events — For updated info on Events check with:

Chamber of Commerce www.visitalpinetx.com

Big Bend Tourism Council visitbigbend.com

Alpine Avalanche alpineavalanche.com

Laundry — Tumbleweed Laundry, 215 E Holland Ave, Texas 79830

Restaurants — For updated info on local restaurants and food trucks check with www.visitalpinetx.com

Souvenirs — Many shops and galleries downtown offer souvenirs, as well as True Value Hardware. (IT's way more than just a hardware store.)

CHECKOUT INSTRUCTIONS

Our housekeepers work very hard to make sure everything is clean and sanitized before your arrival. They would greatly appreciate if you could do the following:

- Wash any dishes
- Discard any food boxes

THANK YOU FOR STAYING! COME BACK SOON!

MORE ABOUT BIENVENIDO BIG BEND

Hi! I'm April and most likely have been corresponding with you before your arrival. I "married into Alpine" over 20 years ago when I met my husband who was born and raised here. Having grown up on a cotton farm, I was used to rural living. But I never expected to fall in the love with the desert mountains. Alpine and the entire Big Bend is a truly unique area. The love of the area and my love of hospitality were married when I had the opportunity to manage short term rentals. I began Bienvenido Big Bend and have continued to add to my portfolio of vacation homes in Alpine.

I am honored that the owners of The Back Room have entrusted me to manage their home, and grateful that you have chosen to reserve it for your stay. My staff and I take pride in providing clean and comfortable homes to visitors in the area.

Enjoy your stay and Bienvenido a Big Bend!





Welcome to The Back Room!

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Gage Gardens gagehotel.com/experience/gage-gardens

Post Park texasmountaintrail.com

McDonald Observatory mcdonaldobservatory.org

Balmorhea State Park towd.texas.gov Kokernot 06 Cowboys Baseball Stadium alpine.pecosleague.com

Hiking –

Chihuahuan Desert Research Institute

Hancock Hill/Desk Hike

Alltrails.com

cdri.org

Alltrails.com

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I am honored that the owners of The Back Room have entrusted me to manage their home, and grateful that you have chosen to reserve it for your stay. My staff and I take pride in providing clean and comfortable homes to visitors in the area.

Enjoy your stay and Bienvenido a Big Bend!



C.	Short Term Rental Special Use Permit for 1108 W Del Rio St. Owner of record is Alberto Cavazos.

TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

CITY OF ALPRIC

Instelling section. At the time of initial application she short-time herital shell be inspected by the Building Difficult in designae. The purpose of this inspection is to ensure conformance of the designal wet, with the international auditorial Ender Preparty Management Code and City of Applies Short-Time Rental suddential Ender Indeed Preparty Management Code and City of Applies Short-Time Rental auditor issues and to establish receivment exclusionary, including but not firstled to an appropriate means of agrees from every bedreem. A follow set transaction is included to the settle for Any further indeed on the conformal accordance and conformal designation documents have been received by the city.

Marty Cava 205	more (SAME)
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grif Pappineterille	6/4p/dpupmB200
tanda supeliging sydplems god planely studies from spract, legate sturies beginning to all stooping system	Overy institution many agentative at reast trace statement multiple and fight Progress [7] All coverture appropriate, where, that purplessors being force instituted
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Contract to proper the Contract Contract of Contract o	
DANTHAM THE WAR	5.22.2021
- Contract	Approach

City of Alpine

100 N. 13th Street

Alpine, TX 79830

Dear Sirs:

This letter serves as a letter of support for the short-term rental permit for Purple Door Guesthouse.

Purple Door Guesthouse is a locally owned and operated short-term rental property located at 1108 West Del Rio Street in Alpine. Its owners Alberto and Christine Cavazos, who reside at 1202 West Del Rio Street, have been recognized as AirBnb superhosts on an on-going basis since the guesthouse's registry and listing on the AirBnB website.

The guesthouse enhances the residential neighborhood by maintaining a neat, tidy outer appearance and a clean, inviting guest residence. The home's exterior is freshly painted and the front yard landscaping is attractive and well-maintained. The covered carport allows for on-site parking which does not interfere with curbside parking on Del Rio Street.

The most common lengths of guest reservations are three days or one week; thus, there is minimal disruption as guests settle in for an extended stay to explore Alpine and the Big Bend area.

The owners of Purple Door Guesthouse take great pride in the appearance of the residence and in providing a quality experience for their guests.

Alberto and Christine Cavazos have cooperated fully with the City of Alpine's guidelines regarding short-term rentals by registering the guesthouse, paying the hotel occupancy taxes in a timely manner, and participating in the Lodging Safety program.

Thank you for your continued support in the success of Purple Door Guesthouse.

Sincerely,

Alberto Cavazos

Lest of Cary

For Building Services Use Only					
Date Submitted:	Receipt No:				
BLD Inspection:	Fire Inspection:				

Not Approved:

Approved: _

City of Alpine, Texas

Short-Term Rental Special Use Permit (STR-SUP) Application

STR-CUP Application Fee is \$350.00 per property. (non-	refundable) Please complete one application per property
STR Type: WOwner Occupied Single Unit Non	
Existing/New Structure: Existing Structure	New Construction
PART 1. PROPERTY INFORMATION	
Street address of property	and the state of t
1108 W. Del Rio St. Alpine	A
Legal description of property (must provide copy of	survey or describe meets and bounds on 8 ½ x 11 sheet)
Lot S Block 22 Addi	tion Shipmen
	drooms & Units Size of property lot
864 2	7,000 sq ft.
Present zoning district	Proposed use of the property
residential	Short-Term Rental
Zoning ordinance provision requiring a conditional STR	use (This box will be completed by the Building Official)
JIK The state of t	
PART 2. PROPERTY OWNER INFORMATION	A second
	eet of paper with additional owners' information if necessary)
Alberto + Christine Cavazos	
Mailing address of property owner (cannot be P.0	Box)
P.O. Box 891 - 1202 W. Del	Ris St. Alpine, Tx 79831
City/State/Zip code of property owner	
Alpine, TX 75 830	50 0
Telephone number of property owner	Email address of property owner
(956) 874-5173	acavazos 110 gmail.com
PART 3. DESIGNATED OPERATOR'S INFORMAT	TION
Name of designated operator	
Alberto Cavazos	CAROLIE CONTRACTOR
Designated operator's physical address (must be lo	cated within 30 minutes of STR property)
1202 W. Del Rio St, Aspine	
City/State/Zip code of designated operator	
Alpine, TX 79830	
Telephone number of designated operator	Email address of designated operator
(956) 874-5173	acavasos Hogmail. com

PAKI	4. SUPPORTING DOCUMENTS
	Please complete and submit the following attached documents with application
1.	STR Local Representative Certification: Please provide a copy of Driver's Lieunge if
	different noin 51k OWNer)
2.	Homeowner's Association Declaration: See attachment
3.	Proof of Property Insurance: Please complete attachment and provide a copy of a
	property insurance summary that states STR coverage is included and/or complete Ganarat
	weigase of clapitify MainGL (266 9ΩSCUMENT)
	Please submit the following documents with your application
4.	Letter: Submit a letter describing the proposed STR use describe whether the
	or will not cause substantial harm to the value area or enjoyment.
	properties in the neighborhood. Also describe how the proposed CTD will add as the sect
_	ase of enjoyment of other properties in the neighborhood
5.	- Floor Plan: A Sketch floor plan of the dwelling with dimensional soon leaves at
	rection of fire extinguishess
6.	Parking Requirement: A site plan/survey of the property that indicates the
	morning of vehicles that can be legally parked on the property parking annual and the property parking and the parking and
	or street parking, sluewalks, alleys or other public rights-of-way feed over-alley
	briver's License: Please provide a copy of STR owner's driver's license.
Ο.	Proof of STK Property Ownership: Property tax documents, does or serve of side (-)
	owners musicisgraphication
9.	Info Sheet: A copy of the informational sheet/brochure that is provided to guests of the
	The rease arrigue:
400	A.) The 24-hour contact information of the STR owner or local representative
4	b.) Neighborhood into such as parking and noise restrictions, trash collection schedules
Sales and Sales	
The h	C.) Emergency and non-emergency telephone numbers for police and fire departments
A STATE OF THE STA	o.) mistructions for obtaining severe weather natural or man made diseases.
art 5. A	CONTIONAL SUPPORTING DOCUMENTS FOR COMERCIAL PROPERTIES ONLY
LU	Illumination Plan (see attachment)
ART 6.	ADDITIONAL SUPPORTING DOCUMENTS FOR NEW CONSTRUCTION ONLY
44.	Site Application Form B: Application of site plan approval (Section 20
	B") The site plan submission shall meet the requirements of Section 20.04 (A)(E) Site Plan
- Da	equirentents.
12. 👱	Letter: Submit a letter describing conditional requirements or conditions imposed upon
th	ne particular conditional use by applicable district regulations
ART 7.	ACKNOWLEDGEMENTS
enda fo	STR-SUP applications are assumed to be complete when filed and will be placed on the
plicatio	r public hearing at the discretion of the staff. Based on the size of the agenda, your may be scheduled to a later date.
At I	east ten (10) hefore the public hosping for a CTP out
tice to a	east ten (10) before the public hearing for a STR-CUP application, the city will send written
plication	all property owners within 200 feet of the STR to inform them of the use of the STR-CUP
out STR	n. The notice will provide the applicant's 24-hour contact information and information regulations.
AII izeno: 1	public hearings will be opened, and testimony given by the applicants and interested
izenry. F bled.	Public hearings may be continued to the next public hearing. Public hearings will not be
viçu.	
АПУ	changes to a site plan (no matter how minor or major) approved with a STR-SUP can only
approve	ed by city council through the public hearing process.

- 0	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
ı	application has not been schoduled before the annual state said period of four months an
-	application has not been scheduled before the commission and city council said application, along with the required filing for more house.
1	with the required filing fee may be resubmitted any time thereafter for reconsideration, Delays in
1	scheduling applications before the Planning and Zoning Commission and City Council created by city
	starr snall not be considered a part of the four month period.
1	All short-term rentals are subject to fire inspections before issuance of a STR-SUP permit. The
-1	inspections will include compliance with the 2018 International Fire Code, 2015 International
-	Residential Code, 2015 International Building Code and all applicable City of Alpine Code of
1	Ordinances.
1	
- [After a STR-SUP is approved, all short-term rentals must register with the city annually. There is
	a \$100 annual registration fee.
1	All short-term rentals are required to pay a hotel occupancy monthly or quarterly to the City of
1	Applie. Failure to register and pay for HOT taxes is grounds for revocation of a STR-SUP
1	I have read and understand all of the requirements as set forth by the application for a Short-
	Term Rental Special Use Permit and acknowledge that all requirements of this application have been
1	met at the time of submittal.
_	
	PART 7. SIGNATURE TO AUTHORIZE FILING OF A STR-SUP (ALL PROPERTY OWNERS
L	MUST SIGN, SUBMIT AN ADDITIONAL SIGNATURE PAGE IF NECESSARY)
1	A STATE OF THE PARTY OF THE PAR
L	1.10
1	Musto a House Cayazos
P	Print Property Owners Signature Property Owners Signature
	A CALL CONTROL OF THE
	The State Of TEXAS
H	County Of Pizeroster
Г	Sefore Me PONALD WETTERANER on this day personally appeared ALBERTO CAVAZOS
1	(Analizant)
۱	nown 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 astrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
	and consideration therein expressed.
8	Seal When abdition to be seen and and applicable office this 6 day of A-PRIL AD. 2021
ı	Notary Public, State of Texas
ı	Expires 08/16/2023
8	LD.#13213177-1 Notary in And for State of Texas
	Christine Carass Chart
_	Will they
	rint Property Owners Name Property Owners Signature
TI	ne State Of 76-xAS
	punty Of BLEWSTER
В	CILL ACCOMMENDACION CONTRACTOR CO
	(Notany)
Kr	(Applicant) lown 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
in	strument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
	, te
(5	eal) Given under my hand and seal of the office this
1	1 / / / / / / / / / / / / / / / / / / /
	DONALD G. WETTERAUER
	Notary Public, State of Texas Notary in And for State of Texas
-	Expires 08/16/2023
	1.D.#13213177-1

CITY OF ALPINE SHORT TERM RENTAL REGISTRATION

New Change

	oureally regickre				
SECTION 1: PROPERT	Y INFORMATION				
Property Name	Street Number	Street Name			
Purple Door quest	house 1108	W. Del Ru St.			
LEGAL DESCRIPTION					
Addition, Block, Lot		Total Number of Units in Building			
Shipman, Block >	2, Lot S				
SECTION 2: OWNER IN		one listed below			
A. Individual Ownersh	p				
Owner First Name	Owner Last Name	Primary Telephone Number			
Alberto	Cavaros	(956) 874-5773			
Mailing Address		Email Address			
P.O. Bux 891 Aca	ine 7x 79 831	acavazos 110 gmail. com			
B. Corporate Ownershi					
Business Name	ship Corporation LLC Kiosk	Other (Please Explain)			
Contact First Name	Contact Last Name	Primary Telephone Number			
Mailing Address	P Property of the second	Email Address			
SECTION 3: PROPERTY	MANAGER If Different than o	wner			
A. Individual Ownership	As-				
Property Manager Name	MORECT	Primary Telephone Number			
Mailing Address	19.5	Email Address			

I acknowledge that all information supplied above is true and correct to the best of my knowledge or belief. I further acknowledge that the Short Term Rental that I own is subject to all provisions of the orders and ordinances of Alpine, and all of the provisions of the codes, statutes, and rules adopted under the codes and statutes of the State of Texas regarding Short Term Rental establishments. I acknowledge that as a Short Term Rental owner I am responsible for the payment of Hotel Occupancy Taxes amounting to 7% per stay. I understand that payment of Hotel Occupancy Taxes is payable to the City of Alpine.

Applicant's Signature

Printed Name

Date

CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

□ Change

24-hour Representative: The short-term rental owner and designated representative's name, physical address, email address and phone number must be provided to the City upon permit application and annual renewal. The information shall be kept current at all times. The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes, and if requested they must respond. If there is a change in the designated representative the property owner must immediately

submit to the City the name and contact information of the new representative.
Short-Term Rental Address: 1108 W Del Rio, Alria
Property Owner Name: Alberto Cavazas
Local Representative:
Name: Alberto or Christine Caragelephone: (256) 874-5773
Physical Address: 1208 W. Del Ris St, Agare Email: acavers 110gmail
Mailing Address: Po. Box 891 Acrin, Tx 79831
Local Representative Responsibilities:
• The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants.
 A 24-hour representative must be able to physically respond to the short-term rental site within 3 minutes.
 If there is change in the designated representative the property owner must submit to the City the name and contact information of the new representative.
 Neighbor Notice: The City shall provide an initial mailing or email to neighbors within a 200-foot radius of the short-term rental property address. The notice shall contain the owner and representative contact information, a parking plan, and the city website address where the information is also posted. The neighbors and the city shall be immediately informed whenever
there is a change in contact information.

different from STR property owner.

Property Owner's Signature:

Local Representative Signature: Cuberto

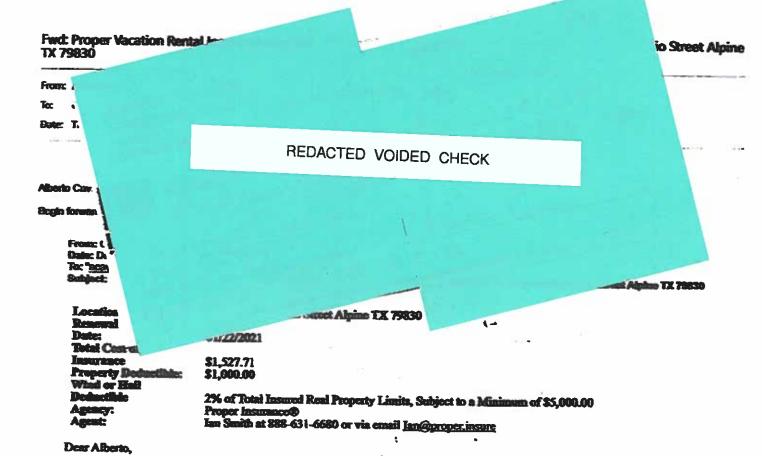
CITY OF ALPINE STR HOMEOWNER'S ASSOCIATION DECLARATION

I DECLARE the homeowner's association for which this property belongs allows transient rental /short-term rental dwellings.

(Property Address)
(Managing HOA Representative Signature)
Date:
OR E
I DECLARE there is no Homeowners Association requirement for this property.
1108 W. Del Rio St Acaine TX
(Property Address) Clear Churtin Canz
(STR Owners Signature)
Date: $4/7/2-021$

CITY OF ALPINE STR PROOF OF PROPERTY INSURANCE

✓ I declare that I have obtained short-term-rental insurance or an insurance policy that specifically states it includes short-term-rentals for the property listed on my STR-SUP application. I have attached proof of this insurance policy to my STR-SUP application. Property Owner's Signature Property Owner's Signature OR I declare that I do not have specific short-term rental coverage on the property listed in my STR-SUP application. I understand that my homeowners or landlord may not adequately over my short-term rental. Further, I will opt in to sign the General Release of Liability on the following page.



Your Lloyd's of London vacation rental insurance policy will automatically renew on 01/22/2021 and the renewal policy is attached. The renewal policy is based on the expiring coverages with an inflation guard increase on your building, contents and business income limits.

There are three new endomerments on your renewal policy that restrict coverage, please review the attachment for more information.

Renewal Re-De List

 Please mail a check, as you did last year, for the full premium to: Proper Insurance, 14 West Patrick St., Suite 201, Frederick, MD 21701.

Commencial General Liebility

Across the U.S., numerous municipalities now require short-term rentals to carry commercial general liability insurance (CGL).

Rest assured, your renewal automatically includes \$1,000,000 per occurrence of CGL. In addition, you may now raise your occurrence limit to \$2,000,000 for a minimum premium of \$150. Please contact your agent for official pricing.

Deductible Options

We have negotiated with Lloyd's to apply greater credits for higher deductibles. Below are your total cost of insurance options based on the difficunt property deductibles with a 2% Wind or Hail Deductible (subject to a minimum of \$5,000.00). If you wish to change your renewal policy to a different deductible, please notify your agent.

Property Delectible	Including What or Hall (Wind or Hall Deductible 2%)
31,000	\$1,527.71
\$2,500	\$LASILII
\$5,000	\$1,349.34
\$10,000	\$1,221,33

Discounts Available

Would You Like to Recome A Certified Safe Short-Term Rental? As a Proper customer, you have an opportunity to become certified safe right from your smartphone with a self-inspection! Proper has partnered with Breezeway to offer an industry best-inclass online safety inspection and certification program. Once certified, Proper is notified and you will receive a 5% base property and 5% base liability premium credit which will be refunded promptly. In addition, you will receive digital and physical Proper/Breezeway Certified Safe Decals to be used in your online marketing/listings and placed at the property. Enter promo code

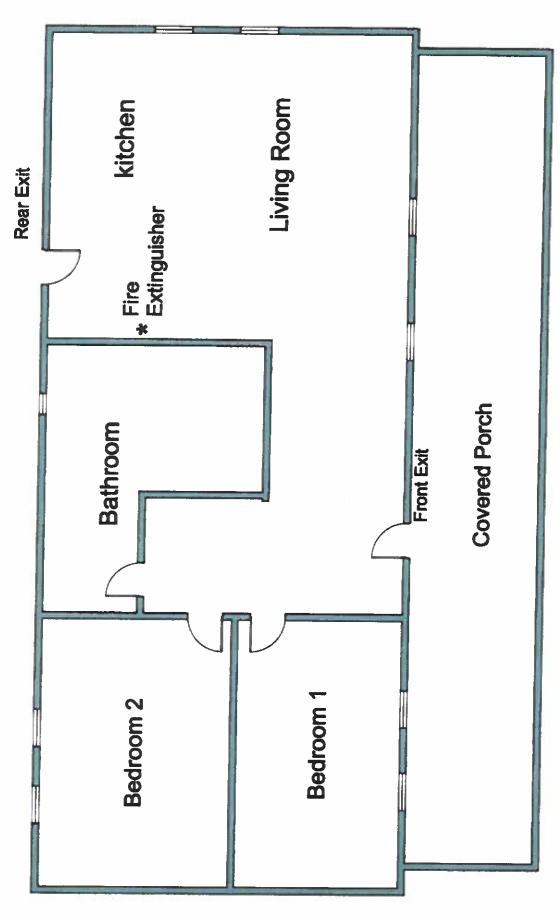
GENERAL RELEASE OF LIABILITY

I, Alberto Carazos, of 1108 W. Du Ris St.
Short Term Pantal Operator
At price City State , The City State (Hereinafter the "Releasor") have agreed
to this General Release of Liability ("Agreement") for no payment or consideration.
THEREFORE under the terms of this Agreement and sufficiency of which is hereby
acknowledged, do hereby release and forever discharge City of Alpine, of 100 N. 13th Street,
Alpine, Texas, 79830 (Hereinaster the "Releasee") including their agents, employees, successors,
and assigns, personal representatives, affiliates successors and assigns, and any and all persons,
firms or corporations liable or who might be claimed to be liable, whether or not herein named,
none of whom admit any liability to the undersigned, but all expressly denying liability, from
any and all claims demands, damages. Actions, causes of action or suits of any kind or nature
whatsoever, which I now have or may hereafter have, arising out of or in any way relating to any
and all injuries and damages that may develop in the future, as a result or in any way relating to
the undersigned's decision, as a Short Term Rental Operator in Alpine, to opt out of
purchasing liability insurance for the Operator's Short Term Rental.
It is understood and agreed that this Agreement is made and received in full and complete
settlement and satisfaction the causes of action, claims, and demands mentioned herein; that this
Release contains the entire Agreement between the parties; and that the terms of this Agreement
are contractual and not merely a recital. Furthermore, this Release shall be binding upon the
undersigned, and his respective heirs, executors, administrators, personal representatives.
successors, and assigns. This release shall be subject to and governed by the laws of the State of
Texas.
This Release has been read and fully understood by the undersigned and has been explained to
me.
EVECUTED 41: 7 1 1 C
EXECUTED this 7 day of (Bril 20 2)
Thomas and the second s
Releasor's Signature:
$A \cup A \cup A \cup A$
Releasor's Printed Name: Alberto Cavazos

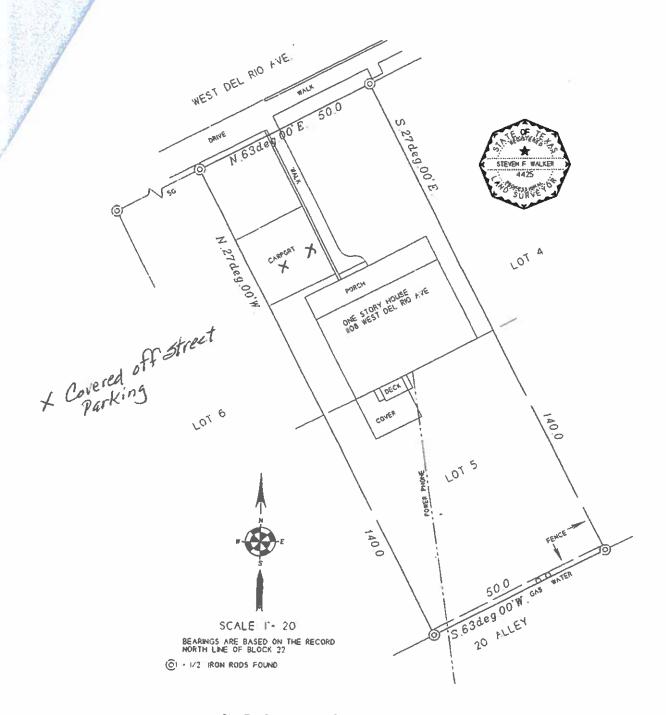
Floor Plan

1108 W. Del Rio Ave

Purple Door Guesthouse



REDUCED FOR EXHIBIT PURPOSES



PLAT of a survey of all of Lot 5. Block 22. Shipmon Addition to the City of Alpine, as per a plat on file in Envelope #61. Plat Records, in the office of the County Clerk, Brewster County. Texas

ACCORDING TO THE FIRM MAP CONTUNITY-PANEL NUMBER 480085 0002 8. DATED NOVEMBER 15 1990. THIS LOT IS IN ZONE AE AREAS OF 100 YEAR FLOOD BASE FLOOD ELEVATIONS DETERMINED

I hereby certify that this plat represents the results of an actual survey on the ground made by me and that the lines and corners found or set are true and correct to the best of my knowledge and belief

Steven F. Walker Registered Professional Land Surveyor #4425 Date April 17, 2015

EXHIBIT A

WALKER LAND SURVEYING 405 E, Ave "B" Alpine: TX 79830 432-837-7272 FIRM NO. 10097800



_BrewSter County Tax Office 107 W Ave E#1 432-837-2214 Alpine, TX 79830

Receipt Number

925513

12/16/2020 Full \$1,859.79

PAID BY:

CAVAZOS ALBERTO AND CHRISTINE M CAVAZOS **PO BOX 891 ALPINE, TX 79831**

Property ID 12526

Geo 974000220005000000 Legal Acres 0.1607

Owner Name and Address

CAVAZOS ALBERTO AND CHRISTINE M CAVAZOS PO BOX 891 ALPINE, TX 79831

SHIPMAN, BLOCK 22, LOT 5

Sibra

DBA Name

Legal Description

1108 W DEL RIO ST ALPINE, TX

Entity	Year	Rate	Taxable Value	Strnt #	Void	Original Tax	Discrets	P&I	Att Fees	Overage A	imount Pd
Big Bend Regional Hospital District Brewster Courty City of Alpine Alpine ISD	2020 2020 2020 2020	0.10708 0.38960 0.55375 1.29470	79,304 79,304 79,304 79,304	3774 3774 3774 3774	N N N	84.92 308.97 439.15 1,026.75	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	84.92 308.97 439.15 1,026.75 1,859.79

Batance Due As Of 12/16/2029: .00

Tender Check

Details 175

Description

Amount 1859.79 1859.79

City of Alpine Short-Term Rental Permit Application

#10 Information Sheet

NOTE: The following welcome information is provided to the AirBNB guests before their arrival.

Welcome to Alpine Texas.

The guesthouse has keyless entry and the code is XXXX.

*Due to the pandemic we have enhanced our cleaning and disinfecting routine. We have also allowed a two day gap between guests to further ensure your safety.

Purple Door Guesthouse (1108 W. Del Rio Street) is located in the northwest area of Alpine in a typical quiet neighborhood. If coming in from Ft. Davis on Hwy 118, it will turn into 5th Street in Alpine. Just turn west (right) on Del Rio Street to the guesthouse. If coming in from Marathon or Marfa on Hwy 90, turn north on 5th Street (blinking red light) then west (left) on Del Rio. Del Rio Street will dog leg to your right at 10th Street. Continue from there passing the old railway station and a stop sign. The guesthouse will be a little further down on your left. Look for the bright purple screen door and the driveway is all yours.

House Rules —
This is a non-smoking accommodation.
No loud partying.
Enjoy your stay.
*Check-In After 4 P. M. Check-Out 12 Noon

*Departure procedures: Please leave the used linen on the beds, used eating utensils in the sink, used towels on or in the washer, turn off air conditioner or heater, and close any open windows. For trash disposal, there is a dumpster in the alley directly behind the guesthouse. There are extra plastic trash bags in the recycle cabinet next to the kitchen trash container.

Thank you.

FYI In case of emergency-

^{*}Late check-ins are not a problem. If arriving early, text host for availability.

Police - 432-837-3486

Hospital - 432-837-2621

Emergency – 911

Brewster County Office of Emergency Management - 432-837-9876/brewstercountytx.com

City of Alpine - 432-837-3301/cityofalpine.com

Your local hosts/guesthouse owners Alberto and Christine Cavazos – 956-874-5173 d. Short Term Rental Special Use Permit for 604 E Ave I. Owner of record is Elaine Peters.

TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

CITY OF ALPINE

Initial inspection: At the time of initial application the short-term rental shall be inspected by the Building Official or designee. The purpose of this inspection is to assure conformance of the dwelling unit with the international Residential Code, International Fire Code, Property Management Code and City of Alpine Short-Term Rental ordinance, related to potential safety issues and to establish maximum occupancy, including but not limited to an approved means of egress from every bedroom. A follow up inspection is included in the initial fee. Any further Inspections will cost \$ 35.00 each. An inspection won't occur until all required application documents have been received by the city. Property Address 604 Local Representative April Mc Anally Number of occupants approved Yes Parking Diagram approved Yes **General Regulrements:** Mechanical: House numbers installed and clearly visible from street. Every habitable room contains at least two electrical outlets and light Smoke alarms installed in all sleeping rooms. Fixtures. (2) Carbon Monoxide detectors as required by fire code All electrical equipment, wiring, and appliances have been installed 2 Fire Extinguisher or Sprinkler System and are in a safe manner Sanitation: [? All plumbing fixtures connected to sanitary sewer with Dwelling is equipped with heating facilities in operating condition. Approved P-traps. All solid fuel burning appliances are installed per applicable codes All plumbing fixtures connected to approved water supply maintained in safe working condition. Dwelling has proper ventilation in all rooms and areas where fuel Hot and cold water. 2. No signs of mold or mildew on wall surfaces. All fuel burning appliances are installed. D blo signs of infestation from rodents or insects. All sanitary facilities installed and maintained in safe and Structurals Sanitary condition. Develling has no sags, splits or buckling of cellings, roofs, celling or Safety: Basement and all sleeping rooms are provided with windows. roof supports or other horizontal members due to detective Designed to meet egress standards or exterior doors material or deterioration. No split, lean, list, or buckle of dwelling walls, partitions or other All stairs, decks, and balconies over 30 inches in height are Vertical supports due to detective material or deterioration. Provided with approved guardralis. Requirements of the IBC and IRC are met for dwelling units. No evidence of decay or damage to exterior stairs or decks. Dwelling has no broken windows or doors D No broken, rotted, split, buckled of exterior wall or roof Coverings that affect the protection of the structural elements Behind them. Any of the above items which have been checked must be corrected and re-inspected prior to the issuance of a transient/short-term rental To request an inspection please call 432,837,3281 Building Services DAVIDHALE TOFA INSPECTURAPPROVED Date: 3.31. 2021

Requires re-inspection



April 15, 2021

City of Alpine 100 N. 13th St., Alpine, TX 79830

Dear Geo Calderon and the Alpine City Council,

We are proposing that we use Adobe Vista, located at 604 E Avenue I in Alpine, Texas as a short-rental property. The home has been acting in this capacity since February 2020. No harm will be caused to the value of the property or to other homes in the neighborhood due to the use as a short-term rental.

Visitors to Adobe Vista frequently comment on the beautiful views of the city and Sul Ross as Adobe Vista is elevated on A Mountain. It is in close proximity to downtown and guests often walk along main street enjoying the shops, galleries and restaurants.

Adobe Vista is managed by Bienvenido Big Bend and has been since it's opening of a short-term rental earlier this year. I am dedicated to representing this property, as well as, the City of Alpine as a positive and welcoming vacation destination to visitors while striving to reduce any inconvenience to residential neighbors.

Sincerely,

April McAnally

(spit Whealty

Owner

Bienvenido Big Bend

432-386-8296



bienvenidobigbend@gmail.com



Bienvenidobigbend.com



117 N 6th St. Alpine, Texas 79830



For Building Services Use Only				
Date Submitted:	Receipt No:			
BLD Inspection:	Fire Inspection:			
Approved:	Not Approved:			

City of Alpine, Texas

Short-Term Rental Special Use Permit (STR-SUP) Application

n-refundable) Please complete one application per property
n-Owner-Occupied Multi-Unit Non-Owner Occupied
New Construction
VE I, Alpine, Texas
of survey or describe meets and bounds on 8 ½ x 11 sheet) dition SHEAR
Bedrooms & Units Size of property lot
n, 2 Bath 15,912 sq ft
Proposed use of the property Short-Term Rental
nal use (This box will be completed by the Building Official)
The second second
fieet of paper with additional owners' information if necessary)
WERDTFEGER
O Box)
WATER RD
539. 57%
TEXAS 79830
Email address of property owner
ELAINEINALPINE@YAHOO.COM
ATION
82° 95°
ENVENIDO BIG BEND
located within 30 minutes of STR property) th St.
Texas 79830
Email address of designated operator
bienvenidobigbend@gmail.com

PART 4. SUPPORTING DOCUMENTS

Please complete and submit the following attached documents with application

- X STR Local Representative Certification: Please provide a copy of Driver's License if different from STR owner)
- 2. X Homeowner's Association Declaration: See attachment
- 3. X Proof of Property Insurance: Please complete attachment and provide a copy of a property insurance summary that states STR coverage is included and/or complete General Release of Liability waiver (See attachment)

Please submit the following documents with your application

- 4. X Letter: Submit a letter describing the proposed STR use, describe whether the proposed STR will, or will not cause substantial harm to the value, use, or enjoyment of the other properties in the neighborhood. Also describe how the proposed STR will add to the value, use or enjoyment of other properties in the neighborhood.
- 5. X Floor Plan: A Sketch floor plan of the dwelling with dimensional room layout. Please identify sleeping areas, evacuation route(s) and location of fire extinguishers.
- 6. X Parking Requirement: A site plan/survey of the property that indicates the maximum number of vehicles that can be legally parked on the property. Parking spaces cannot include on-street parking, sidewalks, alleys or other public rights-of-way (see example)
- 7. X Driver's License: Please provide a copy of STR owner's driver's license
- 8. X Proof of STR Property Ownership: Property tax documents, deed, or copy of title (all owners must sign application
- 9. X Info Sheet: A copy of the informational sheet/brochure that is provided to guests of the STR. Please include:
 - A.) The 24-hour contact information of the STR owner or local representative
 - B.) Neighborhood info such as parking and noise restrictions, trash collection schedules, etc.
 - C.) Emergency and non-emergency telephone numbers for police and fire departments
 - D.) Instructions for obtaining severe weather, natural or man-made disaster alerts.

Part 5. ADDITIONAL SUPPORTING DOCUMENTS FOR COMERCIAL PROPERTIES. ONLY

10. Illumination Plan (see attachment)

PART 6. ADDITIONAL SUPPORTING DOCUMENTS FOR NEW CONSTRUCTION ONLY

- 11. Site Application Form B: Application of site plan approval (Section 20, see attached Form "B") The site plan submission shall meet the requirements of Section 20.04 (A)(E) Site Plan Requirements.
- 12. Letter: Submit a letter describing conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations

PART 7. ACKNOWLEDGEMENTS

- All STR-SUP 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.
- At least ten (10) before the public hearing for a STR-CUP application, the city will send written notice to all property owners within 200 feet of the STR to inform them of the use of the STR-CUP application. The notice will provide the applicant's 24-hour contact information and information about STR regulations.
- 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 STR-SUP can only be approved by city council through the public hearing process.

Any application for a change in zoning of from the date of submittal, a period of four methe Planning and Zoning Commission and City application has not been scheduled before the with the required filing fee may be resubmitted scheduling applications before the Planning and staff shall not be considered a part of the four All short-term rentals are subject to fire inspections will include compliance with the 20 Residential Code, 2015 International Building Cordinances. After a STR-SUP is approved, all short-terms.	conths to request and be Council, if after said perion commission and city cond any time thereafter for a Zoning Commission armonth period. inspections before issuated and all applicable Councils.	scheduled on an agenda before od of four months an puncil said application, along reconsideration, Delays in ad City Council created by city ince of a STR-SUP permit. The de, 2015 International ity of Alpine Code of
a \$100 annual registration fee. ✓ All short-term rentals are required to pay.		
I have read and understand all of the requestry Rental Special Use Permit and acknowled	s is grounds for revocation is in the second	on of a STR-SUP.
met at the time of submittal.	A 315	
PART 7. SIGNATURE TO AUTHORIZE FILING MUST SIGN, SUBMIT AN ADDITIONAL SIGN	ATURE PAGE IF NECES	OPERTY OWNERS
(Notary) Known to me (or proved to me on the oath of card or other documinstrument and acknowledged to me that he executed the same for (Seal) Given under my hand and seal of the office this	day of	Applicant) Applicant Applicant Applicant Applicant Applicant Applicant Applicant
	Notary in And for State o	fTexas

CITY OF ALPINE SHORT TERM RENTAL REGISTRATION

New □ Change

SECTION L. DEODERT	V PAIRODRE A PRONI	El C	7.200			
SECTION 1: PROPERT		da de	11/2	lo:		
	BE VISTA	cct-Number 694	Street	Street Name E AVENUE I		
LEGAL DESCRIPTION	- inter		Title	- 46		
Addition, Block, Lot SHEAR	ADDITION, BLOCK 4,	LOT 1	P-RDV	Total Number o	f Units in Building	
-4.54	1		180	rin-		
SECTION 2: OWNER IN	FORMATION Co	mplete at least	one liste	i below	N.	
A. Individual Ownersh	ip (a)	154	Their	7.17.84 200		
Owner First Name ELAINE	Owner Last Name SCHWERDT		Prin	nary Telephone N 432-386-20		
Mailing Address 4 BLUE W	ATER RAOD, ALPINE	TEXAS 79830	7-108V	ail Address AINEINALPINE@	уаноо.сом	
B. Corporate Ownershi	p	三型	lle.			
Ownership Form: Partners Business Name	hip Corporation L	LC 🗆 Kiosk 🗖	Other (Plea	ase Explain)	3	
Contact First Name	Contact Last Name	(A=_)	Prin	nary Telephone No	umber	
Mailing Address	10		Ema	il Address	Fa.S.	
0.7	TA			N. Carlotte	ē.	
SECTION 3: PROPERTY	MANAGER If I	Different than o	wner			
A. Individual Ownership)	ALC: 7.142	Constitution of the Consti			
Property Manager Name OF ASSISTANCE BY APRIL	APRIL MCANA LL LLC DBA BIENVER	246.7	Prim	ary Telephone Nu		
Mailing Address	235, ALPINE, TEXAS 7		Ema	il Address VENIDOBIGBEN	D@GMAIL.COM	

I acknowledge that all information supplied above is true and correct to the best of my knowledge or belief. I further acknowledge that the Short Term Rental that I own is subject to all provisions of the orders and ordinances of Alpine, and all of the provisions of the codes, statutes, and rules adopted under the codes and statutes of the State of Texas regarding Short Term Rental establishments. I acknowledge that as a Short Term Rental owner I am responsible for the payment of Hotel Occupancy Taxes amounting to 7% per stay. I understand that payment of Hotel Occupancy Taxes is payable to the City of Alpine.

blause Schwerettfeger Elaine Schwerdtfeger 3-23-21
Applicant's Signature Printed Name Date

CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

[New 🗆 C	hange		
24-hour Representative: The short-term address, email address and phone numb annual renewal. The information shall be available by phone (24 hours a day, severence and the condition, operation able to physically respond to the shorter respond. If there is a change in the described about to the City the name and contains.	er must be provided be kept current at all en days a week) to e m, or conduct of the erm rental site within agnated representa	to the City upon pentimes. The owner or usure a response to occupants. A 24-hours 30 minutes, and if a tive the property or	mit application and representative shall be complaints regarding ur representative must be requested they must waer must immediately	
Short-Term Rental Address:	604 E AVENUE I,	ALPINE, TEXAS 79	830	
Property Owner Name: ELAII	NE SCHWERDTFE	GER	565	
Local Representative:	A.			
Name: APRIL MCANALLY	Telephone:	423-386-8296		
Physical Address: 117 N 6TH ST.AL	PINE, TEXAS 7983	9 Email: BIEN	VENIDOBIGBEND@GML	AIL.COM
Mailing Address: PO BOX 1235,	Alpine, Texas 7	9831		
Local Representative Responsibilities:		The state of the s	134	
 The owner or representative shall ensure a response to complaints of the occupants. 	regarding emergence	ies and the condition	, operation, or conduct	
 A 24-hour representative must be minutes. If there is change in the designate 	- Ph	120	4	
name and contact information of	the new representat	ive.	K. H.	
 Neighbor Notice: The City shall radius of the short-term rental pro- representative contact information 	operty address. The name of th	notice shall contain to d the city website ad	he owner and dress where the	
information is also posted. The n there is a change in contact infor	eighbors and the city mation.	shall be immediatel	ly informed whenever	
By signing below, the local representative agrees to comply with the responsibilities different from STR property owner.	outlined above. Ple	ase provide a copy o	f Driver's License if	
Local Representative Signature:	but linely	Date:	03/29/2021	
Local Representative Signature:	a Schwes	Higgs Date:	3-23-21	



CITY OF ALPINE STR HOMEOWNER'S ASSOCIATION DECLARATION

I DECLARE the homeowner's association for which this property belongs allows transient rental /short-term rental dwellings.

		4	TOTAL .		
(Property Address)			THE .	<u></u>	
	HE AMERICA				
Managing HOA Rep	resentative Sig	gnature)	- 19	THE STATE OF	
Date:	ST.	1964			
		-			Ē
					ex(B)
OR	(A)	***	The second	-234	9 .00
DECLARE there is	no Homeowne	ers Associ	iation requ	irement for t	his property
604 E A	VENUE J, ALPIN	ie, Texas	798 31		
Property Address)					
Claine &	cheverd	then		ist.	
STR Owners Signatu	Terris 199	00	ula.		
Date: March	, 23, 2/	् अह्रहारू			



SAFECO INSURANCE COMPANY OF INDIANA

Home Office: 350 East 96th St. Indianapolis, IN 46240 (A stock insurance company.) LANDLORD PROTECTION POLICY DECLARATIONS - SPECIAL FORM

INSURED: ELAINE SCHMERDTFEGER PO BOX 343 ALPINE TX 79831-0343

GLASS SORENSON & MCBAVID INC

INSURORS GROUP LLC DBA

PO BOX 1478 ROCKPORT

TX 78381-1478

TELEPHONE: (361) 729-5414

DESCRIBED LOCATION:

604 E AVENUE I ALPINE TX 79830-7315

POLICY PERIOD FROM: MAY 30 2020

TO: MAY 30 2021

806.00

MORTGAGE SERVICING AGENCY:

NONE

1ST MORTGAGEE:

NONE

OCCUPANCY: TENANT

LOAN NO.: NONE

DWELLING ANNUAL PREMIUM

the kind of the state of the st					- i	KEMIUM
A DHELLING	FIRE	*	136,700		\$	248.00
P OTHER STOUGHTHOUS	SPECIAL					530.00
B OTHER STRUCTURES	FIRE Special	\$	13,670			INCL
C PERSONAL PROPERTY			DECLINED			
D LOSS OF RENT, RENTAL	VALUE, & ADDL LIVING EXP.	\$	13,670			INCL
INCLUDED:						
ORDINANCE OR LAW COVERA	GE	\$	13,670			INCL
MOLD REMEDIATION COVERA	GE	\$	5,000			INCL
OPTIONS:						
H-PREMISES LIABILITY (E		\$	500,000		\$	28.00
MEDICAL PAYMENTS (EACH	EVICTION, PRIVACY INVASION PERSON	\$	1,000			INCL INCL
		•	1,000			INCL
DEDUCTIBLES: WIND/HAIL DEDUCTIBLE -	5% OF DWELLING LIMIT			. 075		
PROPERTY COVERAGES, EXC			\$	6,835 1,500		
			•			

HONORED TO THE EAST OF THE PROPERTY OF THE PRO

THE POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR WIND OR HAIL LOSSES

The dollar amount of each percentage deductible is calculated by multiplying the Coverage A limit of liability shown in your Declarations by the deductible percentage amount. As a result, the calculated dollar amount of each percentage deductible will increase if the Coverage A limit of liability increases and will decrease if the Coverage A limit of liability decreases.

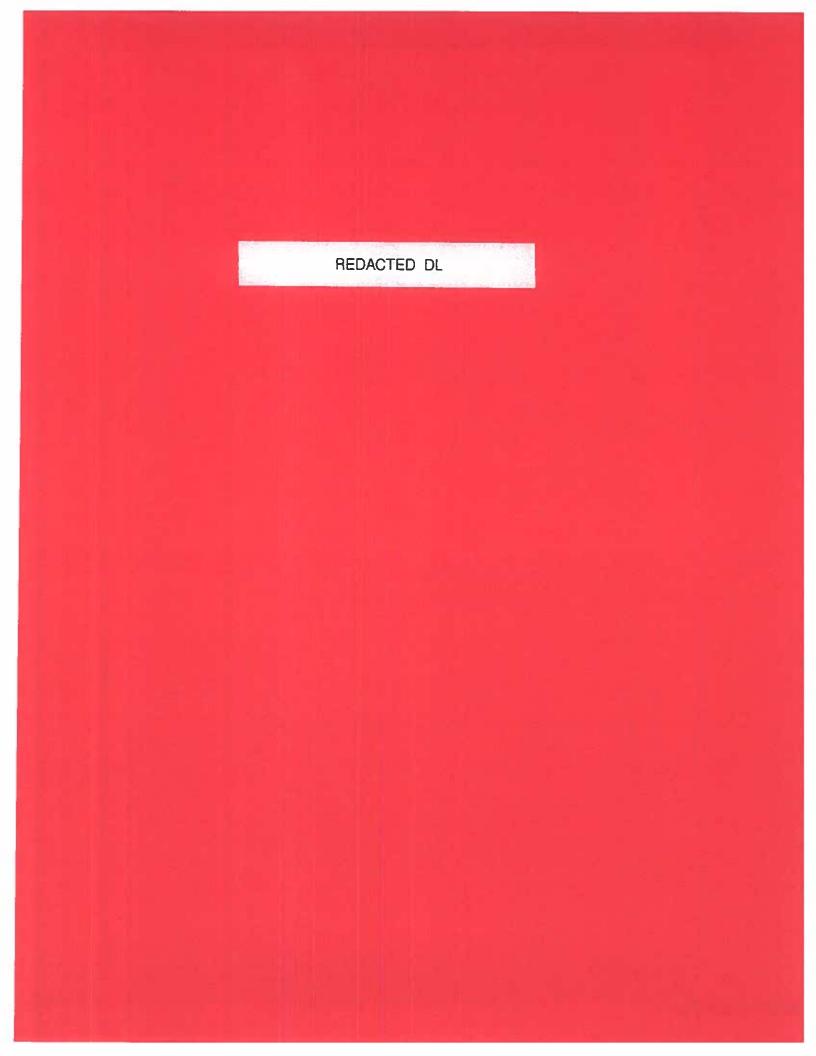
You may pay your premium in full or in installments. There is no installment fee for the following billing plans: Full Pay. Installment fees for all other billing plans are listed below. If more than one policy is billed on the installment bill, only the highest fee is charged. The fee is:

\$0.00 per installment for recurring automatic deduction (EFT) \$5.00 per installment for recurring credit card or debit card \$3.00 per installment for all other payment methods



SUBJECT House flan **DeLEUW CATHER** Eleine Leters De Leuw, Cather & Company SHEET NO. . **Engineers and Planners** MADE BY DATE CHECKED BY DATE B040 30,00 18" adope wall 2006 BED 18 exote 284 BED 3040 284 CLOSET 2 16 DOOK FIRE **EXTINGUISHER** 1 EF 30 KITCHEN LIVING 00 00 00 3040 11 cloke wall DOOR 3050 36' - - EVACUATION ROUTES Eleine letera Act 1. Block of Shear Subdivision

CATHER	SUBJECT_SI	leters		JOB NO. OF
De Leuw, Cather & Company Engineers and Planners	MADE BY	DATE	CHECKED BY	
	36	Jehicle V	echile 2	degend = 2 x 2'
			300.00	
20.70			DRIVEWAY	
Site Blan Not 1, Block of Shear Subdivision Plat # 178, Brewster Co.		water 1	= 13'-	



THE STATE OF TEXAS

WARRANTY DEED

COUNTY OF BREWSTER

Doc# 61602

Date:

March , 2002

Grantor:

PEGGY RABE PETERS, Trustee for ELAINE RABE PETERS

Granter's Mailing Address: HC 65, Box 481

(including county)

Alpine, Brewster County, TX 79830

ş

Grantee:

ELAINE RABE PETERS

Grantee's Mailing Address: HC 65, Box 481

(including county)

Alpine, Brewster County, TX 79830

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, paid Grantor by Grantee, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot One (1), Block Four (4), SHEAR SUBDIVISION to the City of Alpine, Brewster County, Texas, as the same appears in Plat Envelope No. 178 on file in the Office of the County Clerk of Brewster County, Texas.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

This conveyance is subject to any and all valid and subsisting restrictions, easements. rights-of-way, mineral reservations, maintenance charges, together with any lien securing the maintenance charges, zoning laws, ordinances of municipal or other governmental agencies or authorities, and conditions and covenants, if any, applicable to and enforceable against the property described above as shown by the records of the county clerk of Brewster County, Texas. Taxes for the current and subsequent years are assumed by the Grantee.

Grantor, for the consideration and subject to the reservations from conveyance and the

exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, executors, administrators, successors and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from conveyance and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Peggy Rabe Poters, Trustee for

Elaine Rabe Peters

THE STATE OF TEXAS

ACKNOWLEDGMENT

COUNTY OF BREWSTER

(Seal)

MOTARY FRIBLE LORINA UNAMBA Base of Toma Britanesta Botton No. 14 400

STATE OF TEXAS COUNTY OF BREWSTER

I himsby curtify that this instrument was FELED on the date and of the three plumped factors by me and was day RECORDED in the Volume and Page of the Official Public Reservis of Security County, Yeston. Official Remarks Co. MENTS CO. MENTS CO. COUNTY CLESS FORS \$11.00



Gue P. Martine, Course Course, Toda 144 Mar 95

PIN Elaine PER



Welcome to Adobe Vistal

IN CASE OF EMERGENCY CALL 911

OTHER EMERGENCY NUMBERS

Alpine Police Department -- 432.837.3486

Brewster County Sheriff's Department - 432.837.3488

Fire Department Non-Emergency Only - 432.837.2366

Animal Control - 432.837.3486

Poison Control - 800.222.1222

Host April - 432.386.8296

SEVERE WEATHER ALERTS

Tune into local radio stations KVLF 1240 AM or KALP 92.7 FM

WIFI CONNECTION INFO

Network Name: NETGEAR65

Password: zanyfire684



Welcome to Adobe Vista!

IN CASE OF EMERGENCY CALL 911

OTHER EMERGENCY NUMBERS

Alpine Police Department – 432.837.3486

Brewster County Sheriff's Department - 432.837.3488

Fire Department Non-Emergency Only – 432.837.2366

Animal Control - 432.837.3486

Poison Control - 800.222.1222

Host April - 432.386.8296

SEVERE WEATHER ALERTS

Tune into local radio stations KVLF 1240 AM or KALP 92.7 FM

WIFI CONNECTION INFO

Network Name: NETGEAR65

Password: zanyfire684

MORE ABOUT ADOBE VISTA

ADOBE VISTA was handmade in 2002 by the Peters family of four, Ted, Peggy and two daughters, Elaine (age 17), and Terra (age 13). Everyday 180 adobe bricks were made on-site with local dirt from a ranch. That dirt was hand-sifted, mixed with gravel, 10% cement, water, and love in a giant mixer! Dumped into a wheelbarrow, it was then, poured into a handmade form that looked like a giant bread pan without a bottom, holding nine breads. With handy hoes, we tamped the thick mud several times to ensure no air pockets, and like thick cake batter it sputtered and flopped into its form. Then the tops of the form were scraped with a door threshold and the little mud around the top were cut with a butter knife so when the form was lifted it didn't take the top with it. Left to dry about 5 minutes, then the form was lifted up, which took two people pulling evenly and coming up at the same time to minimize corner damages and birth the perfect nine bricks! Morning bricks were baked enough by the Big Bend sun that by the afternoon, they were turned on their side to dry overnight before being stacked the next morning. It took 3,000 of these to make Adobe Vista. Every brick was levelled and laid. You will see the walls have alternating brick sides, one level is longwise and the next layer was laid short side. This was for added stability of the structure. The adobe is exposed both inside and outside because 10% cement was mixed into the mud, making it possible to see every brick and enjoy the earthly and immense texture of adobe.

Adobe Vista was built for Elaine and Terra to attend Sul Ross State University. Doing so, they enjoyed living there throughout college. Now, nineteen years later Adobe Vista still gives adobe hugs! It's a feeling of comfort and peace that only 18 inches of handmade-mother earth walls can give. We hope that during your stay, you enjoy some of these hugs; they're on us!

Adobe Vista is conveniently located only 1/2 mile from the happiest and largest natural food store in the Big Bend called Blue Water Natural Foods! Organic fruits and veggies abound, amid a large dairy and meat selection, choice wine and beer, fun snacks, personal care products, and supplements! All the soap products and local coffee and tea at Adobe Vista can be purchased at Blue Water.

Your stay at Adobe Vista includes a \$5.00 coupon for anything at Blue Water! Open everyday 9:30 to 8 pm, you are sure to find something tasty to enjoy during your stay or prepare in the full kitchen at Adobe Vista!

House Rules — No Smoking, No Pets, No Parties. Please do not rearrange the furniture.

TV info - The smart tv has apps available to watch your favorite shows.

You will need your own account to access the apps, such as, Netflix and Hulu.

Don't forget to sign out of your account before checking out.

Trash — There is a dumpster located at the bottom of the driveway to west.

Parking — There is parking located at the top of the driveway, to the west of the home. Please park in the allotted spaces or the driveway. Do not park on the street.

GUIDEBOOK

Attractions -

Museum of the Big Bend MuseumoftheBigBend.com Hancock Hill Desk Hike sulorss.edu/page/1077/desk Mural Tour visitalpinetx.com

Kokernot Baseball Stadium visitalpinetx.com

Gas - (* Pro Tip - Fill up before heading south)

Stripe's 700 East Ave E The Triangle

Uncle's 2411 US-90

Alpine, TX 79830 Alpine, TX 79830

Alpine, TX 79830

Groceries, ATM -

Blue Water Natural Food One Mile South 45978, TX-118

Alpine, TX 79830

Porter's Thriftway 104 N 2nd Street Alpine, TX 79830

i 2nd Street 101 E Sul Ross Street e, TX 79830 Alpine, TX 79830

Stripes 700 East Ave E Alpine, Texas Dollar General 105 N 15th St Alpine, Texas

Family Dollar 203 East Ave E Alpine, Texas

Porter's Thriftway

Dog Park — Kokernot Park off Fighting Buck Avenue.

Events — For updated info on events check with: Chamber of Commerce – <u>www.alpintexas.com</u>; Big Bend Tourism Council – <u>www.visitbigbend.com</u>; Alpine Avalanche (local newspaper) www.alpineavalanche.com

Laundry — Tumbleweed Laundry, 215 E Holland, Alpine, Texas 79830

Restaurants — For updated info on local restaurants and food trucks check with www.alpinetexas.com

Souvenirs - Many shops and galleries downtown offer souvenirs, as well as True Value Hardware.

CHECKOUT INSTRUCTIONS

Our housekeepers work very hard to make sure everything is clean and sanitized before your arrival. They would greatly appreciate if you could do the following:

- Strip sheets and pillowcases and place in hamper or laundry room
- Place used towels in laundry room or hamper
 - Gather all trash and place in kitchen
- Wash all dirty dishes and clean out coffee pot

THANK YOU FOR STAYING! COME BACK SOON!

MORE ABOUT BIENVENIDO BIG BEND

Hi! I'm April and most likely have been corresponding with you before your arrival. I "married into Alpine" over 20 years ago when I met my husband who was born and raised here. Having grown up on a cotton farm, I was used to rural living. But I never expected to fall in the love with the desert mountains. Alpine and the entire Big Bend is a truly unique area. The love of the area and my love of hospitality were married when I had the opportunity to manage short term rentals. I began Bienvenido Big Bend and have continued to add to my portfolio of vacation homes in Alpine.

I am honored that the owners of Adobe Vista have entrusted me to manage their home, and grateful that you have chosen to reserve it for your stay. My staff and I take pride in providing clean and comfortable homes to visitors in the area.

Enjoy your stay and Bienvenido a Big Bend!



e.	Short Term Rental Special Use Permit for 206 & 208 E Ave E. Owner of record is Vacation Rentals LLC.

TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

CITY OF ALPINE

Initial inspection: At the time of Initial application the short-term rental shall be inspected by the Building Official or designee. The purpose of this inspection is to assure conformance of the dwelling unit with the international Residential Code, International Fire Code, Property Management Code and City of Alpine Short-Term Rental ordinance, related to potential safety issues and to establish maximum occupancy, including but not limited to an approved means of egress from every bedroom. A follow up inspection is included in the initial fee. Any further inspections will cost \$ 35.00 each. An inspection won't occur until all required application documents have been received by the city.

inspections will cost \$ 35.00 each. An inspection won't occur until all required application documents have been received by the city.	
Property Address 2063208 E. AVEE Property Owner Cathy Whight Phone 314-810	<i>0</i> 3
Local RepresentativePhone	-
Parking Diagram approved Yes / No Number of occupants approved Yes / No	
General Requirements: House numbers installed and clearly visible from street. Smoke alarms installed in all sleeping rooms. Carbon Monoxide detectors as required by fire code Fire Extinguisher or Sprinkler System Sapitation: All plumbing fixtures connected to sanitary sewer with Approved P-traps. All plumbing fixtures connected to approved water supply Hot and cold water. Dwelling is equipped with heating facilities in operating condition. Dwelling has proper ventilation in all rooms and areas where fuel All sentery facilities installed and maintained in safe and Sanitary condition. Dwelling has proper ventilation in all rooms and areas where fuel All selective applicable codes maintained in safe working of ceilings, roofs, ceiling or roof supports or other horizontal members due to detective material or deterforation. Dwelling has no sags, splits or buckling of ceilings, roofs, ceiling or roof supports or other horizontal members due to detective material or deterforation. No split, lean, list, or buckle of dwelling walls, partitions or other vertical supports due to detective material or deterforation. No evidence of decay or damage to exterior stairs or decks. No evidence of decay or damage to exterior stairs or decks. To reauest an inspection please call 432,837,3281 Building Services.	d
Inspected by: DAVEDHALE TCFP INSPECTOR Approved Date: 4.15-7071 Requires re-Inspection Date: Date: Date:	

Alpine Vacation Rentals, Ilc

P O Box 2309

Alpine, TX 79831

1 April 2021

Cynthia Salas, City Secretary

City of Alpine

100 North 13th Street

Alpne, TX 79830

RE: Ordinance 2021-01-01 and Resolution 2021-02-11

Dear Cynthia,

The STR (short term rental) will provide for the most part recreational and vacation stays for tourists. This is near the Holland Hotel, which provides a similar function. There should be no detriment to adjacent properties, particularly since there are no residences nearby. The positive is it generates visitors that will patronize nearby tourist oriented businesses.

Cotherine Wright On P2

Sincerely,

Dave Leet & Catherine Wright

For Building Services Use Only			
Date Submitted:	Receipt No:		
BLD Inspection:	Fire Inspection:		

Not Approved:

Approved:

City of Alpine, Texas

Short-Term Rental Special Use Permit (STR-SUP) Application

STR-CUP Application Fee is \$350.00 per property. (non-refundable) Please complete one application per property
STR Type: Owner Occupied Single Unit Non-Owner-Occupied Multi-Unit Non-Owner Occupied
Existing/New Structure: X Existing Structure New Construction
PART 1. PROPERTY INFORMATION
Street address of property
206 4 208 West Ave E, Alpine, TX 7983B
Legal description of property (must provide copy of survey or describe meets and bounds on 8 ½ x 11 sheet)
8,700 Block Original Townsite of Alpine
Square footage of property Number of Bedrooms & Units Size of property lot
13,000 5 3 0.204ac
Present zoning districts Proposed use of the property Short-Term Rental Zoning ordinance provision requiring a conditional use (Thin be will be seen that the state of the property
2011118 or chitatice browston reduiting a conditional use (This pox will be completed by the Building Official)
STR
PART 2, PROPERTY OWNER INFORMATION
Name of current property owner(s) (Use separate sheet of paper with additional owners' information if necessary)
Catherine WRIGHT + Dave LEET
Mailing address of property owner (cannot be P.O Box)
43109 FM 1703, Alpine, TX 79830
City/State/Zip code of property owner
Alpine, TX 79830
Telephone number of property ownerEmail address of property owner
Telephone number of property owner 832-314-8103/432-386 alpinetx vacations @use. Startmail
PART 3. DESIGNATED OPERATOR'S INFORMATION
Name of designated operator
Catherine WRIGHT & Dave LEET
Designated operator's physical address (must be located within 30 minutes of STR property)
as above
City/State/Zip code of designated operator
Telephone number of designated operator Email address of designated operator

STORESTAND OF STREET STORESTAND
PART 4. SUPPORTING DOCUMENTS
Please complete and submit the following attached documents with application
1. STR Local Representative Certification: Please provide a copy of Driver's License if
different from STR owner)
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properties in the neighborhood. Also describe how the proposed STR will add to the value,
use or enjoyment of other properties in the neighborhood.
5. Floor Plan: A Sketch floor plan of the dwelling with dimensional room layout. Please
identify sleeping areas, evacuation route(s) and location of fire extinguishers.
6. Parking Requirement: A site plan/survey of the property that indicates the maximum
number of vehicles that can be legally parked on the property. Parking spaces cannot include
on-street parking, sidewalks, alleys or other public rights-of-way (see example)
7. Driver's License: Please provide a copy of STR owner's driver's license
8. Proof of STR Property Ownership: Property tax documents, deed, or copy of title (all
owners must sign application
9info Sheet: A copy of the informational sheet/brochure that is provided to guests of the
STR. Please include:
A.) The 24-hour contact information of the STR owner or local representative
B.) Neighborhood info such as parking and noise restrictions, trash collection schedules,
etc.
C.) Emergency and non-emergency telephone numbers for police and fire departments
D.) Instructions for obtaining severe weather, natural or man-made disaster alerts.
Part 5. ADDITIONAL SUPPORTING DOCUMENTS FOR COMERCIAL PROPERTIES ONLY
10. V Illumination Plan (see attachment)
PART 6. ADDITIONAL SUPPORTING DOCUMENTS FOR NEW CONSTRUCTION ONLY
11. Site Application Form B: Application of site plan approval (Section 20, see attached Form
"B") The site plan submission shall meet the requirements of Section 20.04 (A)(E) Site Plan
Requirements.
12 Letter: Submit a letter describing conditional requirements or conditions imposed upon
the particular conditional use by applicable district regulations
PART 7. ACKNOWLEDGEMENTS
All STR-SUP 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.
At least ten (10) before the public hearing for a STR-CUP application, the city will send written
notice to all property owners within 200 feet of the STR to inform them of the use of the STR-CUP
application. The notice will provide the applicant's 24-hour contact information and information
about STR regulations.
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 STR-SUP 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 resultabled any time the section for second and 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.
All short-term rentals are subject to fire inspections before issuance of a STR-SUP permit. The
inspections will include compliance with the 2018 International Fire Code, 2015 International
Residential Code, 2015 International Building Code and all applicable City of Alpine Code of
Ordinances. Scheduled
After a STR-SUP is approved, all short-term rentals must register with the city annually. There is
a \$100 annual registration fee.
All short-term rentals are required to pay a hotel occupancy monthly or quarterly to the City of
Alpine: Failure to register and pay for HOT taxes is grounds for revocation of a STR-SUP.
I have read and understand all of the requirements as set forth by the application for a Short-
Term Rental Special Use Permit and acknowledge that all requirements of this application have been
met at the time of submittal.
PART 7. SIGNATURE TO AUTHORIZE FILING OF A STR-SUP (ALL PROPERTY OWNERS
MUST SIGN, SUBMIT AN ADDITIONAL SIGNATURE PAGE IF NECESSARY)
Catherine WRIGHT Catherine Wright
David & LEET QRS
Print Property Owners Name Property Owners Signature
The State Of Texas
County Of Parties Co.
Before Me Se Na C. Garaa on this day personally appeared David R. Leet
(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) Guarding ective hand and seal of the office the State of lexas
Comm. Expires 10-15-2022
Notary ID 12580876-8
Notary in And for State of Texas
Catherine WRIGHT Catherines Whight
Print Property Owners Name Property Owners Signature
The State Of LEXAS
County of Brewster
Before Me Selma C. GARCIA on this day personally appeared CATHEVINE LIVIS AT
(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) Give and the seal of th
SELMA C GARCIA
Notary Public, State of Texas Comm. Expires 10-15-2022
Notary ID 12580876-8 Notary in And for State of Texas
Willing Gotter I to 12000010 of 1000010 of 1000010 of 10000000000



SHORT TERM RENTAL REGISTRATION

SECTION 1: PROPERTY INFORMATION						
Property Name Alpine Guest Quarters		Street Number 206 and 208	Street N W. Ave	ame enue "E"		
LEGAL DESCRIPTION						
Addition, Block, Lot				Total Number of Units in Building		
Block 6; Lots 6, 7, and 8				4 total; only 3 are short term rentals.		
SECTION 2: OWNER INF	ORMATION	Complete at least or	e listed belo	ы.		
A. Individual Ownership						
Owner First Name N/A	Owner Last Nam	e	Prin	nary Telephone Number		
Mailing Address (Address, City, St.	ate, Zip)		Ema	mail Address		
B. Corporate Ownership						
Ownership Form: Partnershi	p 🗆 Corporation	MLLC D Other (P	lease Explai	in)		
Business Name Alpine Vacation Rentals, LLC						
Contact First Name	Contact Last Nam	16	Prim	ary Telephone Number		
Catherine	Wright		(832	2) 314-8103		
Mailing Address (Address, City, Sta	ite, Zip)		Ema	Email Address		
PO Box 2309, Alpine, TX 79831			Alpi	AlpineTxVacations@use.startmail.com		
SECTION 3: PROPERTY N	MANAGER	If Different than own	er			
A. Individual Ownership						
Property Manager Name N/A			Prim	ary Telephone Number		
Mailing Address (Address, City, State, Zip)			Emai	Email Address		

I acknowledge that all information supplied above is true and correct to the best of my knowledge or belief. I further acknowledge that the Short Term Rental that I own is subject to all provisions of the orders and ordinances of Alpine, and all of the provisions of the codes, statutes, and rules adopted under the codes and statutes of the State of Texas regarding Short Term Rental establishments. I acknowledge that as a Short Term Rental owner I am responsible for the payment of Hotel Occupancy Taxes amounting to 7% per stay. I understand that payment of Hotel Occupancy Taxes is payable to the City of Alpine.

Catherine 1 Wright 16 1019
Applicant's Signature Printed Name Date

CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

New	Change

24-hour Representative: The short-term rental owner and designated representative's name, physical address, email address and phone number must be provided to the City upon permit application and annual renewal. The information shall be kept current at all times. The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes, and if requested they must respond. If there is a change in the designated representative the property owner must immediately submit to the City the name and contact information of the new representative.

submit to the City the name and contact information of the new representative.
Short-Term Rental Address: 206 & 208 West Ave E' Alpine K
Property Owner Name: Catherine WRIGHT + Dave LEET
Local Representative: Main 100 7432-
Name: Catherine W216HT Telephone: 200 244-8500
Physical Address: 43109 FM 1703, Alpine Email: alpinetx vacations
Mailing Address: Box 2309, Alpine, TX 79831
Local Representative Responsibilities:
The owner or representative shall be available by phone (24 hours a day, seven days a week) to
ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants.
 A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes.
• If there is change in the designated representative the property owner must submit to the City the name and contact information of the new representative.
 Neighbor Notice: The City shall provide an initial mailing or email to neighbors within a 200-foot radius of the short-term rental property address. The notice shall contain the owner and
representative contact information, a parking plan, and the city website address where the
information is also posted. The neighbors and the city shall be immediately informed whenever there is a change in contact information.
By signing below, the local representative acknowledges that he she has read, fully understands and
agrees to comply with the responsibilities outlined above. Please provide a copy of Driver's License if
different from STR property owner.

Property Owner's Signature: Catherine Wright Date: 1April 21

Date: 1April 21

Date: 1APR 2021

CITY OF ALPINE STR HOMEOWNER'S ASSOCIATION DECLARATION

I DECLARE the homeowner's association for which this property belongs allows transient rental /short-term rental dwellings.

(Property Address)
(Managing HOA Representative Signature)
Date:
OR B C C C C C C C C C C C C C C C C C C
I DECLARE there is no Homeowners Association requirement for this property.
206-208 West Ave E -Alpine 17
(Property Address) Catherine Weight - R. 2
(STR Owners Signature)
Date: 1 April 2021

CITY OF ALPINE STR PROOF OF PROPERTY INSURANCE

I declare that I have obtained short-term-rental insurance or an insurance policy that specifically states it includes short-term-rentals for the property listed on my STR-SUP application. I have attached proof of this insurance policy to my STR-SUP application.

Catherine I. W	right		1 April 3	202
Property Owner's Signature	0	D	ate	
A 1			No. of the last of	

Property Owner's Signature

Date

OR

I declare that I do not have specific short-term rental coverage on the property listed in my STR-SUP application. I understand that my homeowners or landlord may not adequately over my short-term rental. Further, I will opt in to sign the General Release of Liability on the following page.

COMMON POLICY DECLARATIONS Underwritten by: Scottsdale Insurance Company **Policy Number** CPS7067930 Home Office: Renewal of Number CPS7297964 One Nationwide Plaza • Columbus, Ohio 43215 Administrative Office: 8877 North Gainey Center Drive • Scottsdale, Arizona 85258 1-800-423-7675 • A Stock Company **ITEM 1. NAMED INSURED AND MAILING ADDRESS** ALPINE VACATION RENTALS, LLC P. O. BOX 2309 ALPINE TX 79831 AGENT NAME AND ADDRESS WESTERN SECURITY SURPLUS (HOUSTON, TX) 4965 PRESTON PARK BLVD STE 650 PLANO TX 75093 Agent No.: 42042 Program No.: CF **ITEM 2. POLICY PERIOD** From: 01/25/2021 To: 01/25/2022 Term: 365 12:01 A.M., Standard Time at the mailing address shown in ITEM 1.

Business Description: PROPERTY OWNER

In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy. This policy consists of the following coverage parts for which a premium is indicated. Where no premium is shown, there is no coverage. This premium may be subject to adjustment.

Coverage Part(s)	Pre	mium Summary
Commercial General Liability Coverage Part	\$	\$525
Commercial Property Coverage Part	\$	\$2,431
Commercial Crime And Fidelity Coverage Part	\$	NOT COVERED
Commercial Inland Marine Coverage Part	\$	NOT COVERED
Commercial Auto Coverage Part	\$	NOT COVERED
Professional Liability Coverage Part	\$	NOT COVERED
	\$	
	\$	
Total Policy Premi	ium \$	2,956.00
TOTAL TAXES AND FE	ES \$	376.42
	\$	
Policy To	otal \$	3,332.42

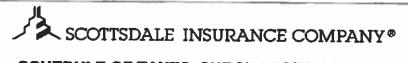
Form(s) and Endorsement(s) made a part of this policy at time of issue:

See Schedule of Forms and Endorsements

1/26/21 DP

THIS COMMON POLICY DECLARATION AND THE SUPPLEMENTAL DECLARATION(S), TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART(S), COVERAGE FORM(S) AND ENDORSEMENT(S), IF ANY, COMPLETE THE ABOVE-NUMBERED POLICY.





SCHEDULE OF TAXES, SURCHARGES OR FEES

Policy No. CPS7297964

Effective Date: 01/25/2021

12:01 A.M., Standard Time

Named Insured ALPINE VACATION RENTALS, LLC

Agent No. 42042

POLICY FEE	220.00
SURPLUS LINES TAX	154.04
STAMP FEE	2.38
TOTAL TAXES, SURCHARGES OR FEES:	376.42

UTS-126L 10-93

SCHEDULE OF FORMS AND ENDORSEMENTS

Policy No. CPS7297964

Effective Date 01/25/2021

12:01 A.M. Standard Time

Named Insured ALPINE VACATION RENTALS, LLC Agent No. 42042

COMMON POLICY		
NOTS0065TX	05-20	IMPORTANT NOTICE-TEXAS
NOTS0079TX	04-09	TEXAS REQUIRED NOTICE
NOTX0178CW	03-16	CLAIM REPORTING INFORMATION
NOTX0423CW	12-20	POLICYHOLDER DISCLOSURE - NOTICE OF TERRORISM INSURANCE COVERAGE
UTS-COVPG	06-19	COVER PAGE
OPS-D-1	01-17	COMMON POLICY DECLARATIONS
UTS-126L	10-93	SCHEDULE OF TAXES, SURCHARGES OR FEES
UTS-SP-2	12-95	SCHEDULE OF FORMS AND ENDORSEMENTS
UTS-SP-3	08-96	SCHEDULE OF LOCATIONS
IL 00 17	11-98	COMMON POLICY CONDITIONS
IL 09 53	01-15	EXCLUSION OF CERTIFIED ACTS OF TERRORISM
UTS-496	06-19	MINIMUM EARNED CANCELLATION PREMIUM
UTS-9g	06-20	SERVICE OF SUIT CLAUSE
COMMERCIAL LIAB	BILITY	
CLS-SD-1L	08-01	COMMERCIAL GENERAL LIABILITY COVERAGE PART SUPPLEMENTAL DECLARATIONS
CLS-SP-1L	10-93	COMMERCIAL GENERAL LIABILITY COVERAGE PART EXTENSION OF SUPPLEMENTAL DECLARATIONS
CG 00 01	04-13	COMMERCIAL GENERAL LIABILITY COVERAGE FORM
CG 21 06	05-14	EXCLUSION-ACCESS OR DISCLOSURE OF CONFIDENTIAL OR PERSONAL INFORMATION AND DATA-RELATED LIABILITY-WITH LIMITED BODILY INJURY EXCEPTION
CG 21 47	12-07	EMPLOYMENT-RELATED PRACTICES EXCLUSION
CG 21 67	12-04	FUNGI OR BACTERIA EXCLUSION
CG 21 73	01-15	EXCLUSION OF CERTIFIED ACTS OF TERRORISM
CG 24 26	04-13	AMENDMENT OF INSURED CONTRACT DEFINITION
CG 40 12	12-19	EXCLUSION - ALL HAZARDS IN CONNECTION WITH AN ELECTRONIC SMOKING DEVICE, ITS VAPOR, COMPONENT PARTS, EQUIPMENT AND ACCESSORIES
GLS-152s	08-16	AMENDMENT TO OTHER INSURANCE CONDITION
GLS-289s	11-07	KNOWN INJURY OR DAMAGE EXCLUSION-PERSONAL AND ADVERTISING INJURY

SCHEDULE OF FORMS AND ENDORSEMENTS

Policy No. CPS7297964

Effective Date 01/25/2021

12:01 A.M. Standard Time

Named insured ALPINE VACATION RENTALS, LLC Agent No. 42042

COMMERCIAL LIABIL	LITY	
GLS-30s	01-15	CONTRACTORS SPECIAL CONDITIONS
GLS-341s	08-12	HYDRAULIC FRACTURING EXCLUSION
GLS-457s	10-14	AIRCRAFT EXCLUSION
GLS-47s	10-07	MINIMUM AND ADVANCE PREMIUM ENDORSEMENT
GLS-54s	03-92	INNKEEPERS LIABILITY
GLS-74s	09-05	AMENDMENT OF CONDITIONS
IL 00 21	09-08	NUCLEAR ENERGY LIABILITY EXCLUSION ENDORSEMENT
IL 01 68	03-12	TEXAS CHANGES-DUTIES
UTS-230g-TX	09-94	PROMPT PAYMENT OF CLAIMS-TEXAS
UTS-266g	05-98	ASBESTOS EXCLUSION
UTS-267g	05-98	LEAD CONTAMINATION EXCLUSION
UTS-365s	02-09	AMENDMENT OF NONPAYMENT CANCELLATION CONDITION
UTS-428g	11-12	PREMIUM AUDIT
COMMERCIAL PROPE	ERTY	W.
CPS-SD-1	02-19	COMMERCIAL PROPERTY COVERAGE PART SUPPLEMENTAL DECLARATIONS
CP 00 10	10-12	BUILDING AND PERSONAL PROPERTY COVERAGE FORM
CP 00 30	10-12	BUSINESS INCOME (AND EXTRA EXPENSE) COVERAGE FORM
CP 00 90	07-88	COMMERCIAL PROPERTY CONDITIONS
CFS-65s	09-18	LIMITED THEFT EXCLUSION
CFS-98-TX	09-15	LIMITATIONS ON COVERAGE FOR ROOF SURFACING ACTUAL CASH VALUE-TEXAS
CP 01 40	07-06	EXCLUSION OF LOSS DUE TO VIRUS OR BACTERIA
CP 02 99	06-07	CANCELLATION CHANGES
CP 10 30	09-17	CAUSES OF LOSS-SPECIAL FORM
UTS-183g	12-16	WIND OR HAIL DEDUCTIBLE

SCHEDULE OF LOCATIONS

Policy No. CPS7297964 Effective Date 01/25/2021

12:01 A.M. Standard Time

Named Insured ALPINE VACATION RENTALS, LLC Agent No. 42042

Prem. No.	Bldg. No.	Designated Premises (Address, City, State, Zip Code)	Occupancy
1		206-208 W HOLLAND AVE ALPINE TX 79830	See Liability Dec(s)
1	1	206-208 W HOLLAND AVE ALPINE TX 79830	BED & BREAKFAST

EN	DORS	EM	ENT
NO	1_		

ATTACHED TO AND FORMING A PART OF POLICY NUMBER	ENDORSEMENT EFFECTIVE DATE (12:01 A.M. STANDARD TIME)	NAMED INSURED	AGENT NO.
CPS7297964	01/25/2021	ALPINE VACATION RENTALS, LLC	42042

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

MINIMUM EARNED CANCELLATION PREMIUM

The following provision is added to the Cancellation Condition:		
If You request cancellation of this policy, We will retain not less than	25%	of the premium.

AUTHORIZED REPRESENTATIVE DATE



ATTACHED TO AND FORMING A PART OF POLICY NUMBER	ENDORSEMENT EFFECTIVE DATE (12:01 A.M. STANDARD TIME)	NAMED INSURED	AGENT NO.
CPS7297964	01/25/2021	ALPINE VACATION RENTALS, LLC	42042

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

SERVICE OF SUIT CLAUSE

It is agreed that in the event of the failure of the Company to pay any amount claimed to be due under this policy, the Company at the request of the Insured (or reinsured), will submit to the jurisdiction of any court of competent jurisdiction within the United States of America and will comply with all requirements necessary to give the Court jurisdiction. All matters which arise will be determined in accordance with the law and practice of the Court. In a suit instituted against any one of them under this contract, the Company agrees to abide by the final decision of the Court or of any Appellate Court in the event of an appeal. However, nothing in this endorsement constitutes a waiver of company's right to remove an action to a United States District Court or to seek a transfer of a case to another court as permitted by the laws of the United States or of any state in the United States.

Pursuant to any statute of any state, territory or district of the United States of America which makes a provision, the Company will designate the Superintendent, Commissioner or Director of Insurance or other officer specified for that purpose in the statute, or his successor or successors in office, as their true and lawful attorney upon whom may be served any lawful process in any action, suit, or proceeding instituted by or on behalf of the Insured (or reinsured) or any beneficiary arising out of this contract of insurance (or reinsurance).

The person named below is authorized and directed to accept service of process on behalf of the Company: COMMISSIONER OF INSURANCE

P. O. BOX 149104

AUSTIN, TX 78714-9104

Having accepted service of process on behalf of the Company, the person designated above is authorized to mail the process or a true copy to:

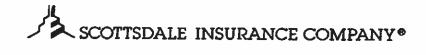
CORPORATION SERVICE COMPANY DBA CSC-LAWYERS INCORPORATING SERVICE COMPANY

211 EAST 7TH STREET, SUITE 620

AUSTIN, TX 78701-3218

1)	
AUTHORIZED REPRESENTATIVE	DATE





COMMERCIAL GENERAL LIABILITY COVERAGE PART SUPPLEMENTAL DECLARATIONS

Policy No. CPS7297964	Effective Date 01/25	5/2021
		12:01 A.M., Standard Time
Named Insured _ALPINE VACATION RENTALS, LL	LC Agent No. 42042	
Item 1. Limits of Insurance		
Coverage	Lin	nit of Liability
Aggregate Limits of Liability		Products/Completed
	\$2,000,000	Operations Aggregate
	\$ 2,000,000	General Aggregate (other than Products/Completed Operations)
Coverage A—Bodily Injury and Property Damage Liability	\$1,000,000	any one occurrence subject to the Products/Completed Operations and General Aggregate Limits of Liability
Damage to Premises Rented to You Limit	\$100,000	any one premises subject to the Coverage A occurrence and the General Aggregate Limits of Liability
Coverage B—Personal and Advertising Injury Liability	\$ 1,000,000	any one person or organization subject to the General Aggregate Limits of Liability
Coverage C—Medical Payments	-t:	any one person subject to the Coverage A occurrence and the General Aggregate Limits \$
Item 2. Description of Business		
Form of Business:		
☐ Individual ☐ Partnership ☐ Joint Venture☐ Organization including a corporation (other than F Location of All Premises You Own, Rent or Occupy: SEE SCHEDULE OF LOCATIONS	, , , , , , , , , , , , , , , , , , ,	ability Company imited Liability Company)
Item 3. Forms and Endorsements		
Form(s) and Endorsement(s) made a part of this policy See Schedule of Forms and Endorsements	at time of issue:	
Item 4. Premiums		
Coverage Part Premium:		\$ \$525
Other Premium:		\$
Total Premium:		<u> </u>

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.



COMMERCIAL GENERAL LIABILITY COVERAGE PART EXTENSION OF SUPPLEMENTAL DECLARATIONS

Policy No. CPS7297964

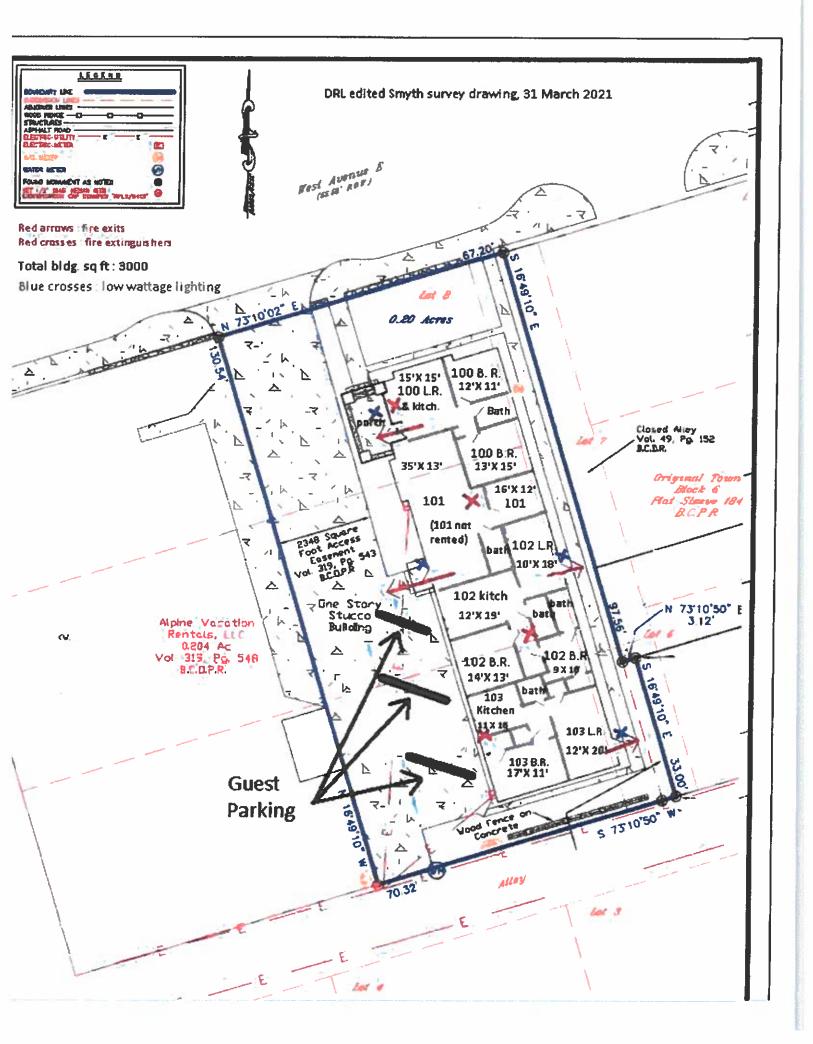
Effective Date: 01/25/2021

12:01 A.M., Standard Time

Named Insured ALPINE VACATION RENTALS, LLC

Agent No. 42042

Decre Ma	Dide Me	Olana Onda	T =	I	· · · · · · · · · · · · · · · · · · ·		
Prem. No.	Bldg. No.	Class Code	Exposure	Basis			
1	1	45210	75,000	PER \$1000/GROSS SA	ALES		
Class Descr BED AND BI	iption:		.l. <u></u>	Premises	/Operations		
BED AND BI	REAKFASTS			Rate	Premium		
+ PRODUCTS	S/COMPLETE	D OPERATIONS	ARE SUBJECT TO THE	\$3.67	\$275		
GENERAL AC	GREGATE L	IMIT		Products/Comp Operations			
				Rate	Premium		
<u> </u>				INCLUDED	INCLUDED		
Prem. No.	Bldg. No.	Class Code	Exposure	Basis	8		
		44444	INCLUDED	INCLUDED			
Class Descri	ption:			Premises	/Operations		
INNKEEPERS	LIABILIT	Y COVERAGE P	ER FORM GLS (HI)	Rate	Premium		
0.10				FLAT CHARGE	\$250		
				Products/Co	mp Operations		
				Rate	Premium		
Prem. No. Class Descri	Bldg. No.	Class Code	Exposure	Basis			
Class Descrip	ption.				Operations		
				Rate	Premium		
				Products/Cor	np Operations		
				Rate	Premium		
Prem. No.	Bldg. No.	Class Code	Exposure	Basis			
		ľ					
Class Descrir	ntion-			Denminant	Oppositions		
Class Descrip	otion:				Operations		
Class Descrip	otion:			Premises/	Operations Premium		
Class Descrip	otion:			Rate			





01/12/2021 12:01PM FAX 14328373871 Betty Jo Rooney

DIVERSION BOTAD

2020 TAX STATEMENT

Ø 0001/0001 448

PROPERTY ID NUMBER 11838

http://www.brewstarcolad.org

Owner ID: 33801

Fax: 432-837-3871

Phone: 432-837-2214

ALPINE VACATION RENTALS LLC PO BOX 2309

Pet: 100.000%

PROPERTY DESCRIPTION OT, BLOCK 6, LOT 8 E/59.5' OF 6 & E/59.5' OF 7,8 &NW/12' OF NS ALLEY

PROPERTY GEOGRAPHICAL ID 973600060006000030

PROPERTY SITUS / LOCATION 206 WAVE E ALPINE, TX

ALPINE, TX 79831 LUIS HARRET VALUE | MARKET WALLE | ADVINGAR USE VALUE | ADVINGAR MARKET

82,045

Type: R EBSED VALUE 105,302 6

23,257 100% Assessment Ratio

Apprained Value:

105,302

	Taking Unit Alpine ISD Big Bend Regional Hospital Brewster County City of Alpine	106,302	0	Ovec or DP Exemption 0 0 0	Other Exemptions 0 0 0	Freepo Year and Celling	105,302 106,302 105,302 105,302	Rate Per \$100 1.294700 0.107077 0.389601 0.663763	Tax Due 1,363.3 112.7 410.2 583.1
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Total Taxes Due By Jan 31, 2021

2,469,46

Fay # 837_5283

Penalty & Interest if paid after Jan 31, 2021				
If Pald in Month	P&I Rute	ISX DUG.		
February 2021	7%	2,642.34 2,691.70		
March 2021	9%	2,741,10		
April 2021	13%	2,790,48		
May 2021 June 2021	15%	2,839.88		

Properly issues in Texas are assessed as of Jurisiny 1st each year and dover a period of one year from that date. Tax stabilities no provisions for proteints, a change of address during the year would have no effect on the locality established on Jernany. Let of the colonider year. These tax stables also make no produces for promption in case the properly discolored of during the calendar year. Also, if you evend personal properly discolored or the tax statement on Jernany 1st. that you are personally labels for the taxes. In YOU ARG of YEARS OF ARG OR OLDER OR ARG DESASLED, AND YOU than you are personally labels for the taxes. In YOU ARG of YEARS OF ARG OR LOCALITY THE PROPERTY DESCRIBED IN THE DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PROPERTY.

"Rotal Tex. Due may include Additional Permity up to 20% incurred on April 1 or July 1 of the year of delinquency (Tex Code Sec 35.11) or Additional Late Plining Pendity of 10% (Tex Code Sec 21.54, Tex Code Sec 21.10).

True Automation, Inc.

Hello guest first name,

We are glad you selected the Guest Quarters for your stay in Alpine. How did we get back to business after the Covid 19 lockdown?

Suites are left vacant for at least 24 hours before and after each reservation. Rooms are thoroughly cleaned with Air B n B's cleaning procedure. Recommended cleaning products are used. Sanitizer products are available in each suite for the guests to use during their stay.

But, if you or anyone in your party has a fever, cough or feels sick, please cancel. We cannot put our housekeeper, future guests and ourselves at risk. Let us know if you or anyone in your party begins to feel ill during your stay or shortly after you depart Alpine.

The Guest Quarters is a great place to base your explorations of the Big Bend.

The Guest Quarters is located at 208 West Ave E., or Hwy 67 south / 90 west bound. We are across the street from the Brewster County Courthouse.

Three parking spaces face our brown building. The Americana spaces, on the right, may be used when they are closed, 6 pm - 9 am and on Sunday and Monday.

Check-in is 3 pm Check-out is 11 am

Suite 102 is on the east side of the building. The walk at the front of the building takes you to the east side. One key for it will be in a lockbox by the door of suite 102. The code to open and close the lockbox is 8500. Push down the black lever to the left of the numbers to open the lockbox. Another key will be in 102.

Temperatures have begun to drop. The gas furnace in the hallway has been fired up and keeps the suite nice and warm. The temperature is adjusted with a dial at the bottom of the furnace. The screen at the bottom may be opened to access the dial. Please let us know if you have any questions about it.

Lock the suite when you depart and return the key with the white tag to the lockbox. Leave the other key in the suite. In addition, please leave the bathroom fans on when you depart, open the blinds and empty the garbage.

The dumpster is across the alley in the parking lot for the Holland Hotel.

We are a non-smoking facility. Chairs and a small table is located by suite 102.

Wifi information and password will be in the suite on the information sheet.

Supplies for dirty bikes and spills are in the closet opposite the bathroom. Please do not use our white towels to clean bikes and clean up other accidents. Make-up remover wipes and gray washcloths are provided for all make-up removal.

Paper supplies, pillows and a blanket for the sleeper couch are in the closet opposite the bathroom. The sleeper couch has an inflatable mattress. Please be sure to deflate it when the couch is folded back up. Please leave any extra blankets, linens or towels used during your stay out for the housekeeper to see.

Snacks and coffee will be in the suite. Cream is in the refrigerator.

Information about Alpine may be found at Visit Alpine TX. com. A Face Book site Alpine Texas Eats is available for restaurants to post information.

Please do not hesitate to call us if you have any questions or needs. The phone number is 432-244-8500.

You may sign up for the Brewster County hyper-reach to be contacted about natural disasters and other emergency information at http://www.brewstercountytx.com/hyper-reach/.

Thanks again for selecting the Guest Quarters. We hope you have a great trip to Alpine and the Big Bend.

Happy travels, Cathy and Dave

Guest Quarters of Alpine

Welcome to the Guest Quarters, we are glad you are here!

Here is some important information for you.

Wifi: wrightbuilding & Wrightbuilding ext

Password: Wbgq2013. ("W" is capitalized)

In Case of Emergency Call 911

Other Emergency Numbers

Alpine Police Department - 432-837-3486

Brewster County Sheriff's Department - 432-837-3488

Fire Department Non-Emergency Only - 432-837-2366

Animal Control - 432-837-3486 or 432-837-9030

Poison Control - 800-222-1222

Guest Quarters - 432- 244-8500

More Information

Good source for local attractions:

https://visitalpinetx.com/

Facebook Alpine Texas Eats

We think our train is quaint, but if ears it pains,

plug 'em and it cain't. -- Carla McFarland

occasionally we have a few late trains come through
use the earplugs for the trains.

There Is No Daily Maid Service

Please call 432-244-8500 if you need anything.

Thank you for coming to stay with us. We hope you had a great time in Alpine and the Big Bend area.

The linens and towels can be left in place. Please leave out any linens, blankets or towels used from the closet.

The key with the round tag goes back into the lockbox.

Leave the key with the leather fob in the suite.

Please leave the bathroom fan on.

Empty the trash in the dumpsters if you feel so inclined.

We hope you have a safe journey to your next destination.

Come back and see us!

f. Short Term Rental Special Use Permit for 101 W. Stockton/1303 N 5th St. Owner of record is Matthew & Rebecca Roggow.

TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

CITY OF ALPINE

Initial inspection: At the time of initial application the short-term rental shall be inspected by the Building Official or designee. The purpose of this inspection is to assure conformance of the dwelling unit with the International Residential Code, International Fire Code, Property Management Code and City of Alpine Short-Term Rental ordinance, related to potential safety issues and to establish maximum occupancy, including but not limited to an approved means of egress from every bedroom. A follow up inspection is included in the Initial fee. Any further inspections will cost \$ 35.00 each. An inspection won't occur until all required application documents have been received by the city.

received by the city.	928-	
Property Address 101 W Stacton P	roperty Owner Muthew Ruggambne 581-9486	
Local Representative W Sume "	Phone "Same"	
Parking Diagram approved Yes / No	Number of occupants approved Yes / No	
General Requirements:	Mechanical:	
House numbers installed and clearly visible from street. Smoke alarms installed in all sleeping rooms. Carbon Monoxide detectors as required by fire code Fire Extinguisher or Sprinkler System Sanitation: All plumbing fixtures connected to sanitary sewer with Approved P-traps. All plumbing fixtures connected to approved water supply that and cold water. No signs of mold or mildew on wall surfaces. No signs of infestation from rodents or insects. All sanitary facilities installed and maintained in safe and Sanitary condition.	Every habitable room contains at least two electrical outlets and light fixtures. All electrical equipment, wiring, and appliances have been installed and are in a safe manner Dwelling is equipped with heating facilities in operating condition. All solid fuel burning appliances are installed per applicable codes maintained in safe working condition. Dwelling has proper ventilation in all rooms and areas where fuel All fuel burning appliances are installed. Structural:	
Safety: 1 Basement and all sleeping rooms are provided with windows Designed to meet egress standards or exterior doors 1 All stairs, decks, and balconies over 30 inches in height are Provided with approved guardrails. Requirements of the IBC and IRC are met for dwelling units. Dwelling has no broken windows or doors No broken, rotted, split, buckled of exterior wall or roof Coverings that affect the protection of the structural elements Behind them.	Dwelling has no sags, splits or buckling of cellings, roofs, celling or roof supports or other horizontal members due to detective material or deterioration. No split, lean, list, or buckle of dwelling walls, partitions or other Vertical supports due to detective material or deterioration. No evidence of decay or damage to exterior stairs or decks.	
Any of the above Items which have been checked must be correcte permit.	d and re-inspected prior to the issuance of a transient/short-term rental	
To request an inspection please call 432,837,3281 Building Service		
Inspected by: AUTOHALE TOPP INS	ActtyR Date: 3/30/2021	
Requires re- inspection	Approved Date:	

Letter to: City of Alpine

Letter from: Matthew J. Roggow and Rebecca A. Roggow

Subject: Proposed Short Term Rental Use

Please accept this letter authored in accordance with the City of Alpine Ordinance 2021-01-01 application process.

The operation of a short-term rental at 1303 N. 5th Street Alpine, Texas 79830 will not cause substantial harm to the value, use or enjoyment of other properties in the neighborhood. The main (primary) structure at this property will continue to be occupied by the owners, Matthew and Rebecca Roggow who perform all management of the rental (secondary) unit. As on-site owners, we actively manage the property ensuring that individuals abide by all house rules allowing us to protect the value of the primary and secondary unit on the property.

This short-term rental contains two assigned parking spots, an enclosed (fenced and gated) courtyard and the structure itself. As the short-term rental market is very competitive, the owners continue to provide aesthetical improvements ensuring that the property enhances the community of Alpine. Further, the owners have a track record of over 20 rental uses since the establishment of the unit on the Airbnb platform. The owner has not received any complaints and has received a 5-star rating in all reviews. The comments contained within the ratings continue to attract visitors to the city from near and far.

Lastly, the unit does not contain any additional exterior lighting, has its own parking area, has a 6-foot fence (stained cedar and tubular metal) and renters must abide by all house rules or face eviction. As such, the unit provides value to the immediate property and adjoining properties through continuous maintenance and improvement and it does not impede neighbors use of their properties.

I can be contacted at 928-581-9486 for any questions related to this rental application and letter.

For Building Services Use Only				
Date Submitted:	Receipt No:			
BLD Inspection:	Fire Inspection:			
Approved:	Not Approved:			

City of Alpine, Texas

Short-Term Rental Special Use Permit (STR-SUP) Application

51K-COP Application ree is \$550.00 per property. (non-	refundable) Please complete one application per property				
STR Type: X Owner Occupied Single Unit Non	-Owner-Occupied Multi-Unit Non-Owner Occupied				
Existing/New Structure: X Existing Structure New Construction					
PART 1. PROPERTY INFORMATION					
Street address of property	and the second s				
1303 N. 5th Street Alpine, Texas 79830 - STR 1	01 W. Stockton Ave Alpine, TX 79830				
Legal description of property (must provide copy of	f survey or describe meets and bounds on 8 ½ x 11 sheet)				
Lot Block Add	ition				
1, 2 45 Nort					
	edrooms & Units Size of property lot				
544 2	19,166.82 sqft (.44 acres)				
Present zoning district R1	Proposed use of the property Short-Term Rental				
	al use (This box will be completed by the Building Official)				
STR	E No.				
PART 2. PROPERTY OWNER INFORMATION	AND THOSE OF				
Name of current property owner(s) (Use separate sh	eet of paper with additional owners' information if necessary)				
Matthew and Rebecca Roggow	TAP S				
Mailing address of property owner (cannot be P.O) Box)				
1303 N. 5th Street					
City/State/Zip code of property owner					
Alpine, TX 79830					
Telephone number of property owner	Email address of property owner				
928-581-9486	roggs2001@yahoo.com				
PART 3. DESIGNATED OPERATOR'S INFORMA	ATION AND AND AND AND AND AND AND AND AND AN				
Name of designated operator	and the workship was a wall				
Matthew Roggow	OF ATE				
Designated operator's physical address (must be I	ocated within 30 minutes of STR property)				
1303 N 5th Street					
City/State/Zip code of designated operator					
Alpine, TX 79830					
Telephone number of designated operator	Email address of designated operator				
928-581-9486	roggs2001@yahoo.com				
	<u></u>				

PART 4. SUPPORTING DOCUMENTS Please complete and submit the following attached documents with application 1. ____ STR Local Representative Certification: Please provide a copy of Driver's License if different from STR owner) 2. Homeowner's Association Declaration: See attachment 3. Proof of Property Insurance: Please complete attachment and provide a copy of a property insurance summary that states STR coverage is included and/or complete General Release of Liability waiver (See attachment) Please submit the following documents with your application 4. Letter: Submit a letter describing the proposed STR use, describe whether the proposed STR will, or will not cause substantial harm to the value, use, or enjoyment of the other properties in the neighborhood. Also describe how the proposed STR will add to the value, use or enjoyment of other properties in the neighborhood. 5. Floor Plan: A Sketch floor plan of the dwelling with dimensional room layout. Please identify sleeping areas, evacuation route(s) and location of fire extinguishers. 6. Parking Requirement: A site plan/survey of the property that indicates the maximum number of vehicles that can be legally parked on the property. Parking spaces cannot include on-street parking, sidewalks, alleys or other public rights-of-way (see example) 7. ____ Driver's License: Please provide a copy of STR owner's driver's license 8. Proof of STR Property Ownership: Property tax documents, deed, or copy of title (all owners must sign application 9. Info Sheet: A copy of the informational sheet/brochure that is provided to guests of the STR. Please include: A.) The 24-hour contact information of the STR owner or local representative B.) Neighborhood info such as parking and noise restrictions, trash collection schedules, C.) Emergency and non-emergency telephone numbers for police and fire departments D.) Instructions for obtaining severe weather, natural or man-made disaster alerts. Part 5. ADDITIONAL SUPPORTING DOCUMENTS FOR COMERCIAL PROPERTIES ONLY Illumination Plan (see attachment) PART 6. ADDITIONAL SUPPORTING DOCUMENTS FOR NEW CONSTRUCTION ONLY Site Application Form B: Application of site plan approval (Section 20, see attached Form "B") The site plan submission shall meet the requirements of Section 20.04 (A)(E) Site Plan Requirements. 12. Letter: Submit a letter describing conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations PART 7. ACKNOWLEDGEMENTS All STR-SUP 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. At least ten (10) before the public hearing for a STR-CUP application, the city will send written notice to all property owners within 200 feet of the STR to inform them of the use of the STR-CUP application. The notice will provide the applicant's 24-hour contact information and information about STR regulations. 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 tableda Any changes to a site plan (no matter how minor or major) approved with a STR-SUP 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 or inflance 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. All short-term rentals are subject to fire inspections before issuance of a STR-SUP permit. The inspections will include compliance with the 2018 International Fire Code, 2015 International Residential Code, 2015 International Building Code and all applicable City of Alpine Code of Ordinances. After a STR-SUP is approved, all short-term rentals must register with the city annually. There is a \$100 annual registration fee. All short-term rentals are required to pay a hotel occupancy monthly or quarterly to the City of Alpine. Failure to register and pay for HOT taxes is grounds for revocation of a STR-SUP. I have read and understand all of the requirements as set forth by the application for a Short-Term Rental Special Use Permit and acknowledge that all requirements of this application have been met at the time of submittal.			
PART 7. SIGNATURE TO AUTHORIZE FILING OF A STR-SUP (ALL PROPERTY OWNERS			
MUST SIGN, SUBMIT AN ADDITIONAL SIGNATURE PAGE IF MECESSARY)			
Print Property Owners Name Property Owners Signature The State Of ASAS County Of ASAS (Notary) (Notary) 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. (Sea Giver Public, State of Texas Notary Public, State of Texas Notary ID 12580878-8			
Print Property Owners Name Property Owners Signature			
The State Of TEXAS County Of Problem Before Me Selma C. Barcia on this day personally appeared Rebecca A. Rog Sou (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.			
SELMA C GARCIA Notary Public, State of Texas Comm. Expires 10-15-2022 Notary in And for State of Texas			
Notary ID 12580876-8			



SHORT TERM RENTAL REGISTRATION

* 1 surger pringerifyrmulaidinin yddigy
* TOTAL NUMBER OF RENTAL UNITS
1
Number of separate rental units in building (capacity for multiple stays simultaneously)

SECTION II: OWNER INFORMATION

SECTION I: PROPERTY INFORMATION

A. INDIVIDUAL OWNERSHIP

Please fill out this section if you own and operate the Short Term Rental (STR) individually and not through an officially established business, if you operate this STR through an established business, skip to section B. You are **REQUIRED** to fill out either Section A or Section B.

OWNER FIRST NAME	OWNER LAST NAME	PHONE	
Matthew	Roggow	(928) 581-9486	
MAILING ADDRESS	EMAIL.		
1303 N. 5th Street Alpine, Texas 79830	roggs2001@yahoo.	com	
Address Ch. State To			

B. CORPORATE OWNERSHIP OWNERSHIP FORM Other (Please Explain) O Partnership Private ownership - rental under the auspices of Airbnb usage of the casita on the property O Corporation If you selected "other" under Ownership Form, please explain here. Опс Other (Please Explain) **BUSINESS NAME** N/A PHONE **CONTACT LAST NAME** CONTACT FIRST NAME (928) 581-9486 Matthew Roggow This is generally the business owner or manager **EMAIL** MAILING ADDRESS roggs2001@yahoo com 1303 N. 5th Street Alpine, Texas 79830 Address, City, State. Zip

SECTION III: PROPERTY MANAGER

Fill out this section if you have a Property Manager who is different than the Owner

PROPERTY MANAGER FIRST NAME

PROPERTY MANAGER LAST NAME

PHONE

Ex. (123) 456-7890

MAILING ADDRESS

EMAIL

Address, City. State, Zip

TERMS OF ACCEPTANCE & SIGNATURE

I acknowledge that all information supplied above is true and correct to the best of my knowledge or belief. I further acknowledge that the Short Term Rental that I own is subject to all provisions of the orders and ordinances of Alpine, and all of the provisions of the codes, statutes, and rules adopted under the codes and statutes of the State of Texas regarding Short Term Rental establishments. I acknowledge that as a Short Term Rental owner I am responsible for the payment of Hotel Occupancy Taxes amounting to 7% per stay. I understand that payment of Hotel Occupancy Taxes is payable to the City of Alpine.

ELECTRONIC SIGNATURE	* Date
Matthew Roggow	08/31/2020
Please type your first and last name	Format: MIW/DD/YYYY

I understand that checking this box constitutes a legal signature confirming that I acknowledge and agree to the above Terms of Acceptance.

CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

New □ Change

24-hour Representative: The short-term rental owner and designated representative's name, physical address, email address and phone number must be provided to the City upon permit application and annual renewal. The information shall be kept current at all times. The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes, and if requested they must respond. If there is a change in the designated representative the property owner must immediately submit to the City the name and contact information of the new representative.

respond. If there is a change in the designated representative the property owner must immediately submit to the City the name and contact information of the new representative.						
Short-Term Rental Address: 1303 N. 5th Street Alpine, Texas 79830						
Property Owner Name: Matthew and Rebecca Roggow						
Local Representative: Name: Matthew Roggow Telephone: 92	28-581-9486					
Physical Address: 1303 N. 5th Street Alpine, Texas 79830	Email: roggs2001@yahoo.com					
Mailing Address: 1303 N. 5th Street Alpine, Texas 79830						
 The owner or representative shall be available by phonensure a response to complaints regarding emergencies of the occupants. A 24-hour representative must be able to physically resminutes. If there is change in the designated representative the pname and contact information of the new representative. Neighbor Notice: The City shall provide an initial mail radius of the short-term rental property address. The norepresentative contact information, a parking plan, and information is also posted. The neighbors and the city sthere is a change in contact information. 	s and the condition, operation, or conduct spond to the short-term rental site within 30 property owner must submit to the City the e. ing or email to neighbors within a 200-foot of tice shall contain the owner and the city website address where the					
By signing below, the local repres <mark>entative acknowledges that h</mark> e agrees to comply with the responsibilities outlined above. Pleas different from STR property owner.						
Local Representative Signature:	Date:					
Property Owner's Signature:	Date: 3/15/2021					



CITY OF ALPINE STR HOMEOWNER'S ASSOCIATION DECLARATION

I DECLARE the homeowner's association for which this property belongs allows transient rental /short-term rental dwellings.

(Property Address)
(Managing HOA Representative Signature)
Date:
OR COR
I DECLARE there is no Homeowners Association requirement for this property.
1303 N. 5th Street Alpine, Texas 79830
(Property Address)
(STR Owners Signature)
Date: March 15, 2021

CITY OF ALPINE STR PROOF OF PROPERTY INSURANCE

✓! declare that I have obtained short-term-rental insurance or an insurance policy that specifically states it includes short-term-rentals for the property listed on my STR-SUP application. I have attached proof of this insurance policy to my STR-SUP application.

Property Owner's Signature

3/15/2021

Date

3/15/2021

Date

OR

I declare that I do not have specific short-term rental coverage on the property listed in my STR-SUP application. I understand that my homeowners or landlord may not adequately over my short-term rental. Further, I will opt in to sign the General Release of Liability on the following page.



Homeowners Policy Continuation Declarations

Named Insured and Mailing Address

MATTHEW ROGGOW REBECCA ROGGOW 1303 N 5TH ST ALPINE, TX 79830-2509 ROGGS2001@YAHOO.COM

Your Agency's Name and Address

GEICO INS AGENCY INC 1 GEICO BLVD FREDERICKSBURG, VA 22412-0006

Residence Premises

1303 N 5TH ST ALPINE, TX 79830-2509

Mortgagee Name and Address

 QUICKEN LOANS INC ISAOA PO BOX 202070 FLORENCE, SC 29502-2070 LOAN NUMBER: 3434258368

Policy Information

Your Policy Number Your Account Number 605136506 633 1

605136506

For Policy Service
For Claim Service

1.800.841.3005 1.800.252.4633

Your insurer:

TRAVELERS PERSONAL INSURANCE COMPANY

a subsidiary or affiliate of The Travelers Indemnity Company

One Tower Square, Hartford, CT 06183

The policy period is from September 6, 2020 at 12:01 A.M. STANDARD TIME to September 6, 2021 at 12:01 A.M. STANDARD TIME at the residence premises.

Total Premium for this Police

This is not a bill. The mortgagee will be billed separately for this policy.

\$1,702.00

Discounts

The following discounts reduced your premium:

Early Quote

Fire Protective Device

Loss Free

Good Payer

Savings Reflected in Your Total Premium:

\$469.00

Coverages and Limits of Liability

Property Coverage Section	Limit
Coverage A – Dwelling	\$203,000
Coverage B – Other Structures	\$39,788
Coverage C – Personal Property	\$101,500
Coverage D – Loss of Use	\$40,600



Liability Coverage Section

Limit

Coverage E – Personal Liability - Bodily Injury and Property Damage (each occurrence) \$500,000

Coverage F - Medical Payments to Others (each person)

\$10,000

Deductibles

Peril Deductible

Deductible

Property Coverage Deductible (All Other Perils) 1% of Coverage A - Dwelling Limit

Windstorm or Hail Deductible 2% of Coverage A - Dwelling Limit \$2,030 \$4,060

In case of loss under the Property Coverage Section, only that part of the loss over the applicable deductible will be paid (up to the coverage limit that applies).

Special Limits and Additional Coverages Coverage Level: Travelers Protect®

The limit shown for each of the Special Limits of Liability and Additional Coverages is the total limit for each loss in that category.

Pe	ersonal Property – Special Limits of Liability	Limit
a.	Money, bank notes, coins, stored value cards	\$250
b.	Securities, accounts, passports, tickets, stamps	\$1,500
c.	Comic books and trading cards	\$1,000
d.	Collectibles, figurines, glassware, marble, porcelains, statuary	\$1,000
e.	Theft of jewelry, watches, precious stone	\$1,500
f.	Theft of furs	\$1,500
g.	Theft of silverware, goldware, pewterware	\$1,500
h.	Theft of firearms and related equipment	\$1,500
i.	Theft of tools and their accessories	\$1,500
j.	Theft of rugs, tapestries and wall hangings	\$1,500
k.	Business property on the residence premises	\$3,000
I.	Business property away from the residence premises	\$1,500
m.	Trailers or semitrailers not used with watercraft	\$1,500
n.	Motor vehicle parts or equipment not attached to motor vehicle	\$500
0.	Electronic apparatus while in or upon a motor vehicle or watercraft	\$1,500
	The Special Limits of Liability do not increase your Coverage C - Personal Pro	perty Limit.

Property – Additional Coverages		Limit
Debris Removal (Additional % of damaged covered property	limit)	5%
Tree Removal	Per Tree \$500 Per Loss	\$1,000
Trees, Shrubs and Other Plants (5% of Coverage A - Dwelling Limit)	Per Tree \$500 Per Loss	\$10,150
Fire Department Service Charge		\$500
Credit Card, Fund Transfer, Forgery and Counterfeit Money		\$1,000
Loss Assessment		\$1,000
Landlord Furnishings		\$2,500



Named Insured	MATTHEW ROGGOW	Policy Number	605136506 633 1
	REBECCA ROGGOW		

Policy Period September 6, 2020 to September 6, 2021 Issued On Date July 20, 2020

Property – Additional Coverages (continued)

Ordinance or Law (10% of Coverage A - Dwelling Limit)

\$20,300

Personal Records and Data Replacement \$1,500
Limited Fungi or Other Microbes Remediation \$5,000

The applicable policy deductible applies unless otherwise noted.

Liability – Additional CoveragesLimitDamage to Property of Others\$1,000Loss Assessment\$1,000

Please review your policy for other Personal Property Special Limits of Liability and Additional Coverages that may apply.

Optional Coverages and Packages

Optional Coverages	Endorsement	Limit	Premium
Personal Property Replacement Cost Loss Settlement	HQ-290 CW (05-17)		included*
Windstorm or Hail Percentage Deductible	HQ-312 CW (05-17)		Included*
Additional Replacement Cost Protection Coverage 25% of Coverage A - Dwelling Limit	HQ-420 CW (11-18)	\$50,750	Included*
Home-Sharing Host Activities Coverage	HQ-857 CW (11-18)		\$35.00
Other Structures Rented to Others Coverage Number of Families: 1			Included*
		\$39,788	
Description:In Law sweet		\$35,700	
Optional Packages	Endorsement	Limit	Premium
Optional Packages Enhanced Water Package	Endorsement	Limit	Premium Included*
	Endorsement HQ-208 CW (08-18)	Limit \$5,000	
Enhanced Water Package			
Enhanced Water Package Water Back Up and Sump Discharge or Overflow Coverage Limited Hidden Water or Steam Seepage or Leakage	HQ-208 CW (08-18)	\$5,000	
Enhanced Water Package Water Back Up and Sump Discharge or Overflow Coverage Limited Hidden Water or Steam Seepage or Leakage Coverage	HQ-208 CW (08-18)	\$5,000	Included*

*Note: The additional cost or premium reduction for any optional coverage or package shown as "Included" is contained in the Total Policy Premium Amount.

Required Forms and Endorsements Included in Your Policy:

Policy Quick Reference HQ-T77 CW H2 (05-17)
Agreement, Definitions & Policy Conditions HQ-D77 CW (05-17)
Property Coverage Section HQ-P03 CW (05-17)
Liability Coverage Section HQ-L77 CW (05-17)
Signature Page HQ-S99 CW (05-17)
Special Provisions - Texas HQ-300 TX (05-17)
Additional Benefits HQ-860 CW (08-18)

Form: 633



The Declarations along with the Optional Coverages, Optional Packages and Required Forms and Endorsements listed above form your Homeowners Insurance Policy.

Please keep these documents for reference.

Information About Your Property

There are many factors that determine the premium on your policy, some of which are displayed below. If you would like a policy review, please contact your agent or Travelers Representative.

of Families: 1 Family

of Stories: 1 # of Bathrooms: 3

Garage - Number of Cars: 2

of Employees: 00

Year Built: 1955

Square Footage: 2049

Age of Roof: 6

Garage Type: Detached

Construction Type: Frame

Siding Type: Stucco

Roof Material Type: Metal Foundation Type: Slab

Finished Basement: 00

Issued on 07-20-2020

For Your Information

For information about how Travelers compensates independent agents and brokers, please visit www.Travelers.com or call our toll free telephone number 1-866-904-8348. You may also request a written copy from Marketing at One Tower Square, 2GSA, Hartford, Connecticut 06183.

We want to make sure we are using accurate information to rate your policy. Because you are the most familiar with your home we need your help to make sure that the information on your Declarations is accurate and complete. If any of the information on your Declarations has changed, appears incorrect or is missing, please advise your agent or Travelers representative. We also need you to check our website at www.mytravelers.com/discounts to ensure that you are receiving all of the discounts for which you are eligible. Once at the website, type in your policy number 6051365066331 and product code QH2 to view all available discounts. Should you have any questions about the information on your Declarations or your discounts, please call your agent or Travelers representative.

We have increased the coverage limit on your home by 1.900% to reflect the estimated cost to rebuild your home. This increase is based on current information we received from CoreLogic, an independent firm specializing in construction costs. Each home is unique and you know your home best. Your coverage amount may need to be adjusted, higher or lower, based on your home's specific construction details, updates or upgrades. Have you recently made any home improvements, such as upgraded your kitchen or bath, or completed a finished living area in your basement? Have you added an extra room or built a deck? These changes can significantly increase the replacement cost value of your home. It is important to make sure your policy affords appropriate coverage and limits to reflect your home's replacement cost value in the event of a total loss. If you disagree with your coverage limit, please contact your Travelers representative or agent who can work with you to help you decide the appropriate amount of insurance for your home and process any necessary adjustments.

If you have recently replaced your roof it is important that you inform your Travelers Representative.

SPECIAL WINDSTORM DEDUCTIBLE APPLIES: SEE ENDORSEMENT HQ-312.

This policy contains pollution exclusions under the Property Coverage Section and the Liability Coverage Section.

Insured Copy

Page D-4



Named Insured MATTHEW ROGGOW

REBECCA ROGGOW

Policy Number 605136506 633 1

Policy Period

September 6, 2020 to September 6, 2021

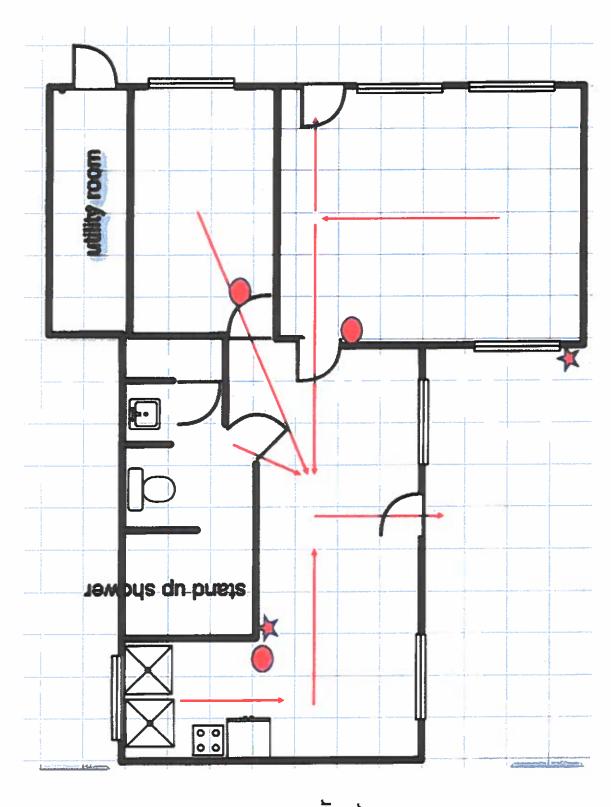
Issued On Date July 20, 2020

This policy may contain a percentage deductible. Please refer to the Deductible Section of the Declarations which identifies all deductibles applicable to your policy. If your coverage limit changes, the percentage deductible amount will also change.

We use Insurance Score as one factor in determining the premium on our policies. If you would like to have your Insurance Score updated, please call 1.800.841.3005.

GENERAL RELEASE OF LIABILITY

I. Matthew J. Roggow	,	of 1303	N. 5th St
Short Term Rental Operator		70020	Street Address
Alpine,	<u>Texas</u>	<u>, 79830</u>	_ (Hereinafter the "Releasor") have agreed
City	State	Zip mant") for	no payment or consideration.
to this General Release of Lia	ionity (Agree	siliciti j ioi	no payment of consideration.
THEREFORE under the term	s of this Agre	ement and	sufficiency of which is hereby
acknowledged, do hereby rele	ease and forev	er discharg	e City of Alpine, of 100 N. 13th Street,
			luding their agents, employees, successors
and assigns, personal represen	ntatives, affilia	ates succes	sors and assigns, and any and all persons,
firms or corporations liable or	r who might b	e claimed t	to be liable, whether or not herein named,
			but all expressly denying liability, from
			of action or suits of any kind or nature
			arising out of or in any way relating to any
			uture, as a result or in any way relating to
			Operator in Alpine, to opt out of
purchasing liability insuran	ce for the Op	erator's S	hort Term Kental.
It is understood and agreed th	at this Agreen	nent is mad	le and received in full and complete
settlement and satisfaction the	e causes of act	tion, claims	s, and demands mentioned herein; that this
Release contains the entire A	greement betw	veen the pa	rties; and that the terms of this Agreement
			this Release shall be binding upon the
undersigned, and his respective	ve heirs, execu	itors, admi	nistrators, personal representatives,
successors, and assigns. This	release shall b	e subject to	o and governed by the laws of the State of
Texas.			
This Release has been read ar	d fully under	stood by th	e undersigned and has been explained to
me.		3,000 0, 11.	
(1)		F	
	y of Mar		, 20 21 . Year
Day	337	Month	Teal Teal
2/07	13	00'	
Releasor's Signature:			2001
Releasor 3 Dignature.	W Const		() () () () () () () () () ()
	120 U		
Releasor's Printed Name: N	Matthew J. Ro	ggow 📻	A The second second



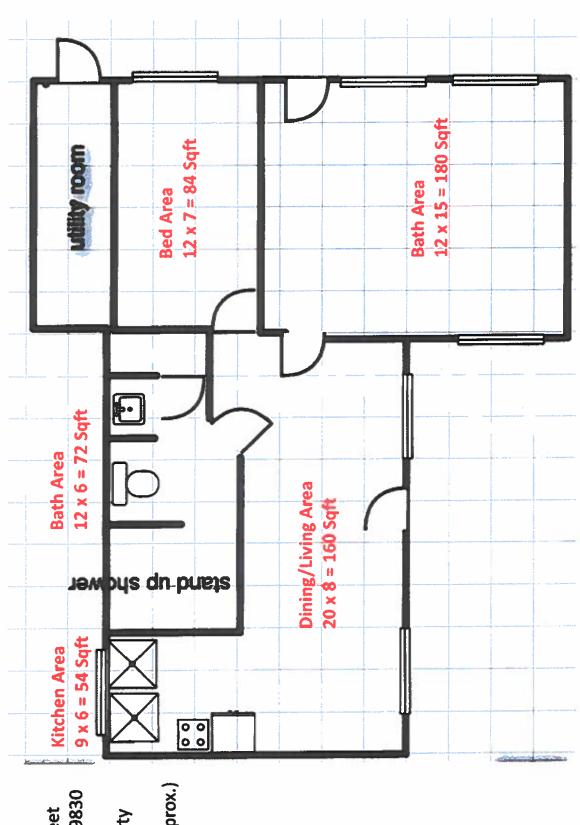
1303 N. 5th Street Alpine, Texas 79830

Roggow Property

Emergency Escape

Fire Extinguisher

Smoke Detector



1303 N. 5th Street Alpine, Texas 79830

Roggow Property

Sq Footage (approx.)

13878 N 27 de 9 00 V.

1303 N. 5th Street Alpine, Texas 79830

Parking Depiction

Roggow Property

Brewster CAD

Property Search > 11650 ROGGOW MATTHEW J AND REBECCA Tax Year: 2020 A for Year 2020

Property

Type:

Account

Property ID: Geographic ID: 11650

Real

973400450001000009

Legal Description: NORTH, BLOCK 45, LOT 1,2 Zoning:

Agent Code:

Property Use Code: **Property Use Description:**

Location

Address:

1303 N 5TH STREET ALPINE, TX

Mapsco:

Map ID:

Neighborhood:

NORTH

Neighborhood CD:

NORTH

Owner

Name:

ROGGOW MATTHEW J AND REBECCA A Owner ID:

36614

Mailing Address:

1303 N 5TH ST

ALPINE, TX 79830-2509

% Ownership:

100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$229,333	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$21,467	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	$\overline{\pi}$	\$250,800	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$250,800	
(–) HS Cap:	_	\$0	
(=) Assessed Value:	=	\$250,800	

Taxing Jurisdiction

Owner: **ROGGOW MATTHEW J AND REBECCA A**

% Ownership: 100,000000000%

Total Value: \$250,800

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
11 .	City of Alpine	0.553753	\$250,800	\$250,800	\$1,388.82
2	Brewster County	0.389601	\$250,800	\$250,800	\$977.12
21	Alpine ISD	1.294700	\$250,800	\$250,800	\$3,247.11
4	Big Bend Regional Hospital District	0.107077	\$250,800	\$250,800	\$268.55
CAD	Central Appraisal District	0.000000	\$250,800	\$250,800	\$0.00



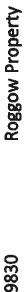
1303 N. 5th Street Alpine, Texas 79830

Photos















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Additional rules

Quiet time is after 9pm. All guests must comply with the noise ordinance.

Guests must park vehicles in the two designated parking spots in front of the Casita on the red fine gravel area. Additional parking spots may be available upon request

Guests will utilize the messaging system within the app (text and telephone) to contact the owner (who is on site),

Trash may be placed in the dumpster adjacent to the property.

them during your stay. An additional \$25 per day fee will be assessed for accommodations with pets. The pets MUST be placed Pets MUST remain off the furniture and beds. You are responsible for attending to waste matter left by pets and any damages Guests must disclose if traveling with dogs prior to booking. We have two large dog kennels on site. Let us know if you need in a kennel inside the Casita when you leave the property. The pets cannot be left in the yard unattended at anytime during your stay. We have had two incidents where pets escaped. Kenneling is an absolute requirement when you are not present. to the property and Casita by your pets. You will be responsible for any damage to the Casita caused by you or your party during your stay. No smoking except outside.

Emergencies - dial 911

Non-emergency Police - (432) 837 - 3486

Non-emergency Fire - (432) 837 - 2366

Weather/Natural Disaster Reporting: https://www.accuweather.com/en/us/alpine/79830/weather-wamings/335736

g. Short Term Rental Special Use Permit for 110 W Murphy St. Owner of record is Cave Mesa Properties LLC.

TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

CITY OF ALPINE

iritial inspection: At the time of initial application the short-term rental shall be inspected by the Building Official or designee. The purpose of this inspection is to assure conformance of the dwelling unit with the international Residential Code, international Fire Code, Property Management Code and City of Alpine Short-Term Rental ordinance, related to potential safety issues and to establish maximum occupancy, including but not limited to an approved means of egress from every bedroom. A follow up inspection is included in the initial fee. Any further inspections will cost \$ 35.00 each. An inspection won't occur until all required application documents have been received by the city.

Inspections will cost \$ 35.00 each. An inspection won't	occur until all required application documents have been
received by the city.	(y32)
110 W MMONU	(432) roperty Owner <u>Liz Sibley</u> Phone 386 - 354
Property Address 110 W MWPNY P	roperty Owner
Local Representative	Phone
Parking Diagram approved Yes / No	Number of occupants approved Yes / No
General Requirements:	Mechanical:
House numbers installed and clearly visible from street. Smoke alarms installed in all sleeping rooms. Garbon Monoxide detectors as required by fire code Fire Extinguisher or Sprinkler System	Every habitable room contains at least two electrical outlets and light Fixtures. All electrical equipment, wiring, and appliances have been installed and are in a safe manner
Sanitation: All plumbing fixtures connected to sanitary sewer with Approved P-traps. All plumbing fixtures connected to approved water supply Hot and cold water. No signs of mold or mildew on wall surfaces. No signs of infestation from rodents or insects. All sanitary facilities installed and maintained in safe and Sanitary condition.	Dwelling is equipped with heating facilities in operating condition. All solid fuel burning appliances are installed per applicable codes maintained in safe working condition. Dwelling has proper ventilation in all rooms and areas where fuel All fuel burning appliances are installed. Structural:
Safety: Basement and all sleeping rooms are provided with windows Designed to meet egress standards or exterior doors All stairs, decks, and balconies over 30 inches in height are Provided with approved guardrails. Requirements of the IBC and IRC are met for dwelling units. Dwelling has no broken windows or doors No broken, rotted, split, buckled of exterior wall or roof Coverings that affect the protection of the structural elements Behind them.	Dwelling has no sags, splits or buckling of ceilings, roofs, ceiling or roof supports or other horizontal members due to detective material or deterioration. No split, lean, list, or buckle of dwelling walls, partitions or other Vertical supports due to detective material or deterioration. No evidence of decay or damage to exterior stairs or decks.
Any of the above items which have been checked must be correct permit.	ted and re-inspected prior to the issuance of a transient/short-term rental
To request an inspection please call 432,837,3281 Building Service	:-63.
Inspected by: TCFP INSPECTIVE DAVID Requires re- inspection	Approved Date: <u>4. 15. 7.07.1</u> Approved Date:

Thursday, March 17th, 2021

Dear City of Alpine Short-Term rental special use permit folks,

Our STR, The Bottle House BnB, located at 110 West Murphy Street is used as a bnb for tourists. We get along well with - and are respectful of - our neighbors. We have been in existence and in full compliance as a BnB with the City for several years.

I believe that our use and development of the (3) property(ies) that we own on Murphy Street (including the Bottle House BnB and the neighboring Alpine Studio and airstream foodtruck - when it's open and functioning post covid:) has contributed to the overall enjoyment of residents and tourists alike in their walking (and hopefully shopping/eating) downtown experience. We have added murals and sculpture to all of our buildings and I have mosaiced the columns of the BnB with a desert plants/animals motif, along with a "virgen nicho" in front of the airstream and my mailboxes and building numbers. These are photographed several times a day and folks seem to delight in them. We supply tourist attraction pamphlets in a wall mounted plastic container on the outside of the Bottle House for passers-by. We have a good working relationship with all of our neighbors.

We do utilize on street parking and limit our guests to 2 cars because we do not have a driveway. Parking has not presented any type of problem and we have never received any complaints.

We consistently get 4.5 and 5 star reviews on airbnb and I have been a "super host" for 4 years. We have never had a noise complaint and I believe that our neighbors would say that our "stewardship" of the Bottle House Bnb and the other buildings has increased the value of their homes/businesses. Our neighboring Alpine Studio BnB closed last week because Neighbor Nancy Davila is moving her Murphy Street Mercado into the building. Nancy's building sold to Lauren and Mike and is now "Desert Rose Provisions." I believe that this retail infusion on Murphy Street - along with my BnB - creates a more vibrant tourist experience and complements the "SHOP SLEEP EAT SLEEP" banners (that Tom Curry designed, I solicited \$50 from each Murphy Street business to finance, the Print Shop produced and my husband Hiram installed on utility poles 3 years ago:)

My/our mission is to create vibrant and artistic spaces downtown to enhance residents - and our tourism related experience. I have been similarly engaged with my Galeria Sibley, spearheading Alpine Alley Art development with Nancy Whitlock and developing the Railroad Park with Kathleen Griffith for the past few years.

I hope you will find that my husband Hiram and I - as dba "Cave Mesa LLC" - are an asset to the community and do our best to bring as many resources - including our BnB - in a tasteful and compliant manner to the overall vibrancy of downtown Alpine.

Thank-you for your time and consideration.

Elizabeth "Liz" Sibley/Cave Mesa LLC

For Building Services Use Only				
Date Submitted: Receipt No:				
BLD Inspection: Fire Inspection:				
Approved: Not Approved:				

City of Alpine, Texas

Short-Term Rental Special Use Permit (STR-SUP) Application

STR-CUP Application Fee is \$350.00 per property. (nor	n-refundable) Please complete one application per property
STR Type: Owner Occupied Single Unit No	n-Owner-Occupied Multi-Unit Non-Owner Occupied
Existing/New Structure: Existing Structure	New Construction
PART 1. PROPERTY INFORMATION	
Street address of property	and the same of th
NO 1d murpost	The state of the s
legal description of property (must pension service	of survey or describe meets and bounds on 8 % x 11 sheet)
Lot & Block SS Add	lition
8	or
2 BE	edrooms & Units Size of property lot
Present zoning district	Proposed use of the property
Zoning ordinance provision requiring a condition	Short-Term Rental al use (This box will be completed by the Building Official)
STR A CONTROL OF THE	al use (This box will be completed by the Building Official)
PART 2. PROPERTY OWNER INFORMATION	
Name of current property owner(s) (Use separate sh	neet of paper with additional owners' information if necessary)
LIZ & HIRAM SIBLES	
Mailing address of property owner (cannot be P.O. 191	
City/State/Zip code of property owner	
Telephone number of property owner	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
	Email address of property owner
432 - 386 - 3849	Sibley 1 @ me. com
PART 3. DESIGNATED OPERATOR'S INFORMA	TION
Name of designated operator	and the second second
LIE SIBLEY	
Designated operator's physical address (must be l	ocated within 30 minutes of STR property)
I LAS AURAS	
City/State/Zip code of designated operator	
ALPINE , TX 79830	
elephone number of designated operator	Email address of designated operator
432-386-3547	sibley 2 @ me. com

PART	4. SUPPORTING DOCUMENTS
	Please complete and submit the following attached documents with application
1.	✓ STR Local Representative Certification: Please provide a copy of Driver's License if
1	different from STR owner)
2.	Homeowner's Association Declaration: See attachment
3.	
	property insurance summary that states STR coverage is included and/or complete General
	Release of Liability waiver (See attachment)
1	Please submit the following documents with your application
4.	letter: Submit a letter describing the proposed CTD and described the letter describing the proposed CTD and described the letter descr
7.	accepted which the biobosed and accide which the biobosed
	STR will, or will not cause substantial harm to the value, use, or enjoyment of the other
	properties in the neighborhood. Also describe how the proposed STR will add to the value,
_	use or enjoyment of other properties in the neighborhood.
5.	Figure 2 August 19 August
	identify sleeping areas, evacuation route(s) and location of fire extinguishers.
6.	Parking Requirement: A site plan/survey of the property that indicates the maximum
	number of vehicles that can be legally parked on the property. Parking spaces cannot include
	on-street parking, sidewalks, alleys or other public rights-of-way
7.	Driver's License: Please provide a copy of STR owner's driver's license
8.	Proof of STR Property Ownership: Property tax documents, deed, or copy of title (all
	owners must sign application
9.	
٦.	Info Sheet: A copy of the informational sheet/brochure that is provided to guests of the STR. Please include:
	A.) The 24-hour contact information of the STR owner or local representative
	B.) Neighborhood info such as parking and noise restrictions, trash collection schedules,
	etc.
and a	C.) Emergency and non-emergency telephone numbers for police and fire departments
m/Shi	D.) Instructions for obtaining severe weather, natural or man-made disaster alerts.
Part 5.	ADDITIONAL SUPPORTING DOCUMENTS FOR COMERCIAL PROPERTIES ONLY
10.	Illumination Plan
	S. ADDITIONAL SUPPORTING DOCUMENTS FOR NEW CONSTRUCTION ONLY
11.	
	"B") The site plan submission shall meet the requirements of Section 20.04 (A)(E) Site Plan
	Requirements.
12.	Letter: Submit a letter describing conditional requirements or conditions imposed upon
	the particular conditional use by applicable district regulations
PART 7	. ACKNOWLEDGEMENTS
-	All STR-SUP 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
aperica	for may be eshadyled to a later date.
	ion may be scheduled to a later date.
A	t least ten (10) before the public hearing for a STR-CUP application, the city will send written
	o all property owners within 200 feet of the STR to inform them of the use of the STR-CUP
applicat	ion. The notice will provide the applicant's 24-hour contact information and information
about,8	TR regulations.
<u> </u>	Il public hearings will be opened, and testimony given by the applicants and interested
citizenr	7. Public hearings may be continued to the next public hearing. Public hearings will not be
tabled.	
	ny changes to a cite plan (no matter how miner or mails) and and with a control of
	ny changes to a site plan (no matter how minor or major) approved with a STR-SUP can only
ue appro	oved by city council through the public hearing process.

	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 Coun	cil, If after said period of four months an
application has not been scheduled before the com-	•
with the required filing fee may be resubmitted any	time thereafter for reconsideration, Delays in
scheduling applications before the Planning and Zor	
staff shall not be considered a part of the four mont	
	ections before issuance of a STR-SUP permit. The
inspections will include compliance with the 2018 Ir	
Residential Code, 2015 International Building Code	and all applicable City of Alpine Code of
Ordinances.	Marketon Marketon
	ntals must register with the city annually. There is
a \$100 annual registration fee.	
The state of the s	tel occupancy monthly or quarterly to the City of
Alpine. Failure to register and pay for HOT taxes is g	
	ments as set forth by the application for a Short-
Term Rental Special Use Permit and acknowledge th	nat all requirements of this application have been
met at the time of submittal.	All Street
PART 7. SIGNATURE TO AUTHORIZE FILING OF	A STR-SUP (ALL PROPERTY OWNERS
MUST SIGN, SUBMIT AN ADDITIONAL SIGNATU	RE PAGE IF NECESSARY)
Elizabeth Siblex	1 halutt Sal
	Ouguent a
Print Property Owners Name	Property Owners Signature
The State Of TEXAS	
County Of BORNSTER	
The state of the s	ry personally appeared BURABETH SIBLEY (Applicant)
(Notary) Known to me (or proved to me on the eath of card or other document):	
instrument and acknowledged to me that he executed the same for the	
(Seal) Given under my hand and seal of the office this	OH day of APRIL A.D. 21
(Seal) Given diluce my name and seal of the office dils	Oby Or Day of the Control of the Con
GEOFFREY R CALDERON	A-OCCUL-
Notary Public, State of Texas	Notary in And for State of Texas
Comm. Expires 03-12-2023 Notary ID 13192839-9	
MOTSTA ID 12197000	3 Die
Print Property Owners Name	Property Owners Signature
THE RESERVE THE PARTY OF THE PA	
The State Of	
	y personally appeared
(Notary)	(Applicant)
Known to me (or proved to me on the oath of card or other document) I instrument and acknowledged to me that he executed the same for the	
INSTRUMENT and acknowledged to the that he executed the same for the	purposes and consideration the enterpressed.
(Seal) Given under my hand and seal of the office this	day of, A.D
	Notary in And for State of Texas

CITY OF ALPINE SHORT TERM RENTAL REGISTRATION

□ New □ Change

Property Name BOTTLE HOUSE BAB Street Number			Street Name WEST MURPHY ST.		
LEGAL DESCRIPTION)N	2007			
Addition, Block, Lot		¥	Total Number of Units in Buildin		
SECTION 2: OWNER	INFORMATION Complete at leas	t one listed	i below		
A. Individual Owner	shin	1349A			
Owner First Name	Owner Last Name	Pri	nary Telephone Number		
Mailing Address			ail Address		
		The state of the s			
B. Corporate Owner	ship				
Ownership Form: Part CAVE MES Business Name	nership Corporation THLC Kiosk C				
Ownership Form: Part CAVE MES Business Name	enership Corporation DLLC Kiosk C	Prin	132 386 3549 nary Telephone Number		
Ownership Form: Part CAVE MES Business Name ELIZABETH (Contact First Name Mailing Address	Contact Last Name	Prin	132 386 3549		
Ownership Form: Part CAVE MES Business Name EU2ABETH (Contact First Name Mailing Address 1 LAS AU SECTION 3: PROPER	CONTACT LAST NAME TY MANAGER If Different than	Prin S	132 386 3549 nary Telephone Number wibley 10 me.com		
Ownership Form: Part CAVE MES Business Name ELIZABETH (Contact First Name Mailing Address LAS AU SECTION 3: PROPER A. Individual Owner Property Manager Name	Contact Last Name CTY MANAGER If Different than	Prin S Em	132 386 3549 nary Telephone Number wibley 10 me.com		

the Short Term Rental that I own is subject to all provisions of the orders and ordinances of Alpine, and all of the provisions of the codes, statutes, and rules adopted under the codes and statutes of the State of Texas regarding Short Term Rental establishments. I acknowledge that as a Short Term Rental owner I am responsible for the payment of Hotel Occupancy Taxes amounting to 7% per stay. I understand that payment of Hotel Occupancy Taxes is payable to the City of Alpine.

Applicant's Signature

Printed Name

Date

CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

	□ New □	Change	
24-hour Representative: The short address, email address and phone annual renewal. The information available by phone (24 hours a demergencies and the condition, or able to physically respond to the respond. If there is a change in submit to the City the name an	e number must be provi shall be kept current at ay, seven days a week) operation, or conduct of short-term rental site we the designated representations	ided to the City upon t all times. The owner to ensure a response the occupants. A 24- vithin 30 minutes, and entative the propert	permit application and r or representative shall be to complaints regarding -hour representative must be d if requested they must ty owner must immediately
Short-Term Rental Address:	110 WEST	MURPHY	strest
Property Owner Name:	UZ SIBLE	EY	
Local Representative:	\$ 17.5		
Name: LIZ SIBLEY	Telepho	ne: <u>432 38</u>	3549
Physical Address: 1 LAS	AURAS ALP	ne Email:	66 3549 616141@me.com
Mailing Address: Same	as above	79830	
 ensure a response to como of the occupants. A 24-hour representative minutes. If there is change in the coname and contact inform Neighbor Notice: The Ciradius of the short-term representative contact in information is also poste there is a change in contact. 	tive shall be available be aplaints regarding emer emust be able to physical designated representative ation of the new representative shall provide an initivental property address. formation, a parking plad. The neighbors and that information.	gencies and the cond cally respond to the slave the property owner centative. ial mailing or email to The notice shall com an, and the city websine city shall be immediate.	ite address where the diately informed whenever
By signing below, the local representative Signature: Disc: HIRAM Sibley	nsibilities outlined abov ner. Le Fill Le Fill	e. Please provide a c	d, fully understands and ropy of Driver's License if Date: 3/30/21 Date: 3/30/21

CITY OF ALPINE STR HOMEOWNER'S ASSOCIATION DECLARATION

I DECLARE the homeowner's association for which this property belongs allows transient rental /short-term rental dwellings.

		1 7 20 2	A STATE OF THE STA		
(Proper	rty Address)	And States			
	- All 45	on Shinani	real and the second	25 7555	
(Manag	ging HOA Repr	resentative Sign	ature)		
_					
Date: _	SEL ASSESSED			Ŝ.	
OR					
1				- 10 m	
I DEC	LARE there is	no Homeowne	s Association rec	quirement fo	r this property.
	110 WE	ST MURP	HV ST		100
(Proper	ty Address)	1		a Harris Haiss	('A')
	42		113 119	<u> </u>	
(STR C	wners Signatur				
	12/2/-	* William			
Date: _	M2130 19				

This Declaration Page is attached to and forms part of Certificate provisions (Form SLC-3 USA NMA2868)

Authority Reference Number: B0572YF20PR01

Certificate Number: PIV153372 Previous Number: PIV137335

Name and Mailing Address of Assured:

Cave Mesa, LLC; Elizabeth Sibley and Hiram Sibley

1 Las Auras Alpine TX 79830

The Named Insured Entity Type: LLC

DBA Name:

Business Description: Vacation Rental

Location of Business:

Location # Location Address

110 West Murphy Street , Alpine, TX 79830

Effective from 09/09/2020 to 09/09/2021 both days at 12:01 a.m standard time

Property Insurance is effective as per Schedule of Participating Underwriters with Certain Underwriters at Lloyd's, London, Percentage 71% and HDI Global Specialty SE, Percentage 29%. General Liability Insurance is effective as per Schedule of Participating Underwriters with Certain Underwriters at Lloyd's, London, Percentage 100%.

Forms attached hereto and special conditions: See Attached Schedule of Forms and Endorsements

Service of Suit may be made upon: See Form LMA5020 - Service of Suit

In the event of a claim, please notify the following: Proper Insurance Services - 888-631-6680

Premium, Taxes, Fees, and Service Charges:

Total GL Premium: \$390.00

Total Property Premium: \$1,376.00

Surplus Lines Tax:

Total Premium: \$1,766.00

Policy Fees: \$100.00

Municipality Tax: \$0.00

\$2.80 Stamping Fee:

Fire Marshall Tax: \$0.00

Windstorm/MWUA: \$0.00

> Other Fees: \$0.00

Grand Total: \$1,959.30

\$90.50

COMMERCIAL LIABILITY COVERAGE PART

General Aggregate Limit

\$2,000,000

Each Occurrence Limit

\$1,000,000

Personal and Advertising Injury Limit

\$1,000,000 Any One Person or Organization

Damage to Premises Rented to You

\$100,000 Any One Premises

Medical Expense Limit

\$0 Any One Person

Personal Liability

\$ Not Covered

Named Insured for Personal Liability (if any):

Additional Insured(s):

COMMERCIAL PROPERTY COVERAGE PART

Covered Cause of Loss: Special Form, CP1030

Deductible: \$2,500

Wind or Hail Deductible: 2% of Total Insured Real Property Limits, subject to a minimum of \$5,000

Coinsurance

Building - 80%

Contents - None

Business Income - None

Optional Coverages - Replacement Cost for Building and Business Personal Property

Business Income and Extra Expense: Actual Loss Sustained Subject to a Maximum Limit of Insurance per Location Stated Below

Location #

Limit Of Insurance

\$10,200

Real Property Limits:

Location # Building # Description

Building Limit

Business Personal Property Limit

House

\$178,500

\$30,600

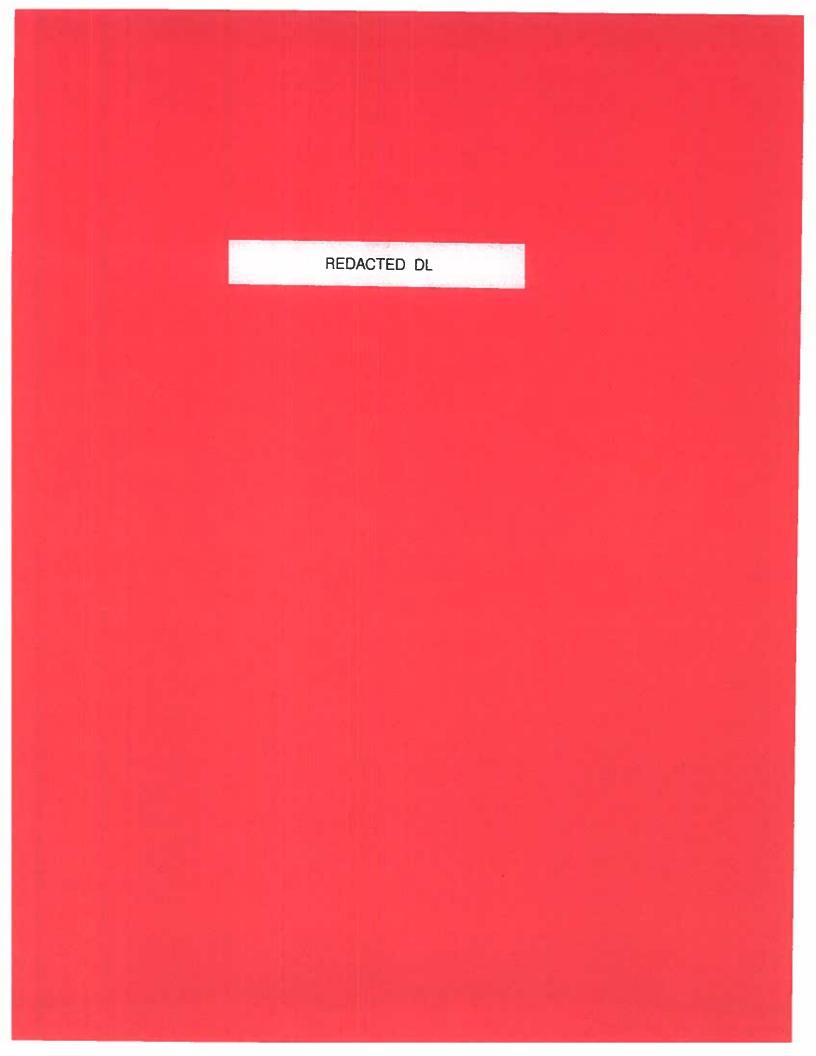
Mortgageholder (s):

Location #

Building #

Mortgage Holder's Name and Mailing Address

Softle House BNB
110 W. Murphy St. **
Alloine 19830 -1,200 and COVERED (OUTSIDE) PATIO MASTER GUEST BEDROOM BEDROOM At Parking (2 stats) in front of Bldg. LIVING ROOM 以三 スピー CLOSET LAUNDRY BATHROOM OPEN KITCHEN Smoke (lefterbas in Klitche, bedranns, living rein) ٤



432-837-3871 F 432-837-2214

2020 TAX STATEMENT

ALPINE, TX 79830 Owner ID: 26326
CAVE MESA PROPERTIES LLC
#1 LAS AURAS NAME & ADDRESS Pct: 100.000% PROPERTY DESCRIPTION
OT, BLOCK 55, LOT 8 BOTTLE HOUSE BNB

LAND MARKET VALUE MIPROVEMENT MARKET VALUE ADMINISER USE VALUE 73,751 Acreage: 0.1659

Type: R

973600550008000000 PROPERTY SITUS / LOC, 110 W MURPHY ALPINE,

PROPERTY GEOGRAPHI

PROP

;

AGITIMBER MARKET

Appraised Value: ASSESSED VALUE

100% Assessment Ratio

Taxing Unit

Assessed

Homestead Exemption

Exemption OV65 or DP

Exemptions Other

and Celling

City of Alpine Brewster County

Big Bend Regional Hospital

95,991 95,991 95,991 95,991

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95,991 95,991 95,991 95,991

Rate 1.26 0.10 0.38 0.55

Alpine ISD

Freeze Year 95,991 Taxable Value

February 2021 March 2021 April 2021 May 2021 June 2021 Penalty & interest if paid after Jan 3:
If Paid in Month P&I Rate P&I Rate 7% 9% 11% 13%

Total Taxes Due By Jan 31, 20,

Properly taxes in Taxes are assessed as of Jenuary 1st each year and cover a period of one year from that date. Tax election make no provisions for prorection; therefore, a change of address during the year would have no effect on the tax liability as all phosed of during the cleendar year. These lax standars also make no provisions for proretton in case the property is disposed of during the celendar year. Also, if you owned personal property described on the tax statement on January 1st. OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENTAS OF AGE OCK OLDER OR AGE DISABLED, AND YOU CONTACT THE APPRAYSAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTITIONEMENT IN THE CONTACT THE APPRAYSAL DISTRICT REGARDING ANY ENTITIESMENT YOU MAY HAVE TO A POSTITIONEMENT IN THE

"Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of definquency [Tex Code Sec 33.11] or Additional Late Filing Penalty of 10% [Tax Code Sec 23.54, Tax Code Sec 21.10].

AND DESCRIPTION OF VALUE OF VA

DOOR CODE ---- Liz Sibley 432 386 3549

Welcome to The Historic "Bottle House", 110 West Murphy Street in downtown Alpine. The front door code is _____. Internet is Murphy Street BnB's and password is cavemesa. There is no cable but a nice large flatscreen Roku Tv with sports, news, movies etc...

The Bottle House is located next door to Murphy Street Mercado, located in the Alpine Studio building and and an airstream food truck (currently closed). It is 1-2 blocks from several fun shops/galleries and restaurants. Reata restaurant 3 blocks away: amazing steaks and ..be still my heart ...cheddar cheese jalapeño grits:) Great consistent menu and nice outdoor area. El Jardin food truck 4 doors down. Taste and See Bakery a few blocks away, along with Bread and Breakfast - all great food spots. Your location is incredibly well located for exploring on foot. Saturday am's the Farmer's Market from 9-11 am is 3 doors down - really fun, local flavor, yummy food.

Everything is "turn key" and "low key." Maximum of 2 cars please. Parking is super safe and on the street - 3 feet from your front door. Parking is not a problem on Murphy Street but please park at an angle to maximize parking availability for others. The front door key is in the lock box (_____)by the mailbox - please remember to put it back:) There is a flashlight in the mailbox in case you get in after dark. There is a "back up" key box by the other front door into the smaller bedroom (same code) - just in case you lose a key or there is a mix up. PLZ remember to return them. There are 3 doors to enter and exit the building - 2 on the north side (the front) and one on the rear south side into the backyard.

Check Out is 11 am (FIRM). Check In is 4pm. Simply text me if you need to get in earlier. It can usually be arranged...though sometimes the cleaning lady is still there.

The former (1890 - 1920) Historic "Bottling Works" is a luxurious & spacious, completely renovated/modern 1,200 sq. ft. home with 2 bedrooms (4 beds - 2 are located in a shared "3rd space" in the huge living room)/1 bath, fully stocked kitchen (gas stove, dishwasher, microwave, large fridge), central air/heat, washer/dryer, covered porch and dog (and child) friendly fenced in back yard. The entire house is all yours/complete privacy. There are concrete floors throughout with comfy rugs. The Bottle House is filled with art (lots of Texas artists) and charm.

The Bottle House is spacious with 2 private front entrances and 1 back door. Star gazing in the backyard is a fave activity. As you enter the living room, there is a day bed/couch with 2 twin beds to your right (one pulls out easily from beneath the top mattress and can be moved anywhere - plz return it). Down the hall to the left is the master bedroom with a queen sized bed. The bedroom off the master has it's own side entrance/exit and full sized bed and large closet. All beds have soft sheets and light down comforters (nights are chilly in the high desert).

Please note that we are child (we do have open shelves in the kitchen) and pet friendly.

Holland Street is one block north of Murphy Street and it is the other main street (on the north side of the tracks: Amtrak) The Bottle House is 1/2 block south of the Amtrak station (there is train noise so I supply individually wrapped earplugs for sensitive sleepers:). The Holland Hotel is 2 blocks away (nicest hotel in town) and they provide the same for their hotel guests. Alpine used to be named 'Murphyville.' Murphy street used to be 'Main Street' before the advent of the railroad and this artsy street is undergoing revitalization in downtown Alpine with murals, restaurants and galleries.

Alpine is located at the 'hub of the wheel' with the neighboring communities of Marfa (West/huge minimalist art scene:Donald Judd), Marathon (East/Gage Hotel), Fort Davis (North: McDonald Observatory/ Historic Fort) are approx. 20 minutes away in any given direction.

Holland Street boasts: The Holland Hotel (2 blocks) with a great bar and restaurant, the Reata restaurant (upscale: 4 blocks), the world famous Railroad Blues honkytonk pub/music venue (4 blocks), the Rangra movie theatre (1 block), several art galleries/fabulous shops (Gallery on the Square, Catchlight Gallery, Kiowa Gallery; yours truly at Galeria Sibley) and locally owned Front Street Books/Plaine coffee shop (wonderful homemade pastries/cappucinos) with the best West Texas 'Cow Dogs' next door (including vegan:) at Cowdog food truck. Cedar Coffee Shop is another fab coffee shop 2 blocks away - along with the fab Taste and See Bakery one block away - and there are lots of different food trucks to choose from. The Ritchey Wine Saloon is out your door to the right about 8 buildings and it is amazing - wonderful spot to catch a libation/sunset from the second floor balcony! (currently closed)

Sul Ross State University is about 8 blocks east on Holland Avenue "on the hill." Sul Ross has a great Museum of the Big Bend and a huge indoor pool

that is open to the public and costs about \$2. There are also some great hiking (and biking) trails behind the university that give you an amazing 360 view of the country (15-20 minutes up). There is a desk on the top of Sul Ross Hill that has a notebook in it to record your ruminations - also look for the "bicycle tree! (unknown artist is actually my hubby Hiram - shhhh:) I have a framed map in the Bottle House you can photograph to access for the hike. Enter at Mountainside Dorm. The Alpine downtown murals are abundant and fun to absorb. There are maps for the downtown mural hike in the BnB, along with historic walking tours and scenic drives.

The skies in our country are unfathomably clear and beautiful so make sure to schedule a Star Gazing party at McDonald Observatory in Fort Davis about 45 minutes away. Our backyard is also a great spot for a more relaxed experience of star gazing:) The Fort in Fort Davis is also a lovely spot.

For kids, Wasserman Wranch (about 15 mins away) is a lovely outing - picnic and meet kangaroos, llamas, donkeys etc...fun for kids and adults!

Balmorhea boasts the largest spring fed public pool in the state, with amazing cottage rentals...check them out! (via Texas State Parks website) Big Bend National Park/the Mexican border are about 45 minutes south. (Terlingua Ghost Town boasts the Starlight Theatre/Restuarant, Desert Sports runs river trips/biking trips: great folk)

Big Bend Ranch State Park tends not to be as busy as BBNP and has a wonderful (and cheap) bunkhouse for accommodations OR the old adobe ranch headquarters that is dreamy. Great camping, hiking, biking etc...The Solitario region is awesome and one of our fave spots.

Other:

Blue Water Grocery Store for organic food on Hwy 118 south. We have 2 other grocery stores downtown also: Porters.

Saturdays: Farmer's Market from 9 -11:00 am is 1 block away on Murphy Street.

Call/email me with any questions about what to do in the area when here or I am a text away - and am known for my prompt communication/response time.

Special reduced rate for week reservations can only utilize one weekend ie no Sat to Sat booking please

Please smoke outdoors (and remember we're in the beautiful tinder box of the mountainous Chihuahuan desert:)

With Problems/Questions:

- 1) Text/call me at 432 386 3549 with anything. Husband Hiram is also available at 432 386 3550.
- 2)Ask Neighbor Nancy Davila next door any questions during business hours (her store Murphy Street Mercado is in the Alpine Studio building and it is a lovely place) 432 837-0914.
- ** Neighbor Nancy Davila cell in a pinch: 361 935-8664
- 3) Emergencies, (niece) Kiowa Sibley is 3 blocks away at her business Fabrica 309 Phone: 512 6531201.
- 4) Daughter Rachel can "find me" anywhere 432 386 0657.
 *****Not responsible for accidents that occur on property****

Police: (432) 837-3486 Fire: (432) 837 2366

Severe Weather Alerts: https://localconditions.com/weather-alpine-texas/

79830/alerts.php

Driving conditions: https://www.txdot.gov/driver/weather/winter-travel.html

Thanks!

ARTWORK IN THE BOTTLE HOUSE:

Ann Eckley, Alpine
Thread painting (sewing machine)
Gallery on the Square 115 W Holland (1 block away)

Tom Curry Painting and Sculpture
Gallery located behind us AND www.catchlightartgallery.com/
tomcurry.htm on Holland Avenue one block away

Liz Sibley, Alpine Mosaics Galeria Sibley 103 West Holland

Rachel Sibley, Austin/Alpine

Woody Farris, Fredericksburg http://woodyfarris.com

Butch Hancock, Austin/Terlingua Butch Hancock is a country/folk music legend. Hancock is a member of The Flatlanders along with Joe Ely and Jimmie Dale Gilmore, but he principally performs solo or with his son.

Saul Steinberg, New York 1914-1999
60 years of covers/drawings for The New Yorker.
View of the World from 9th Avenue is one of his most famous works.

Charles Bragg Charles Bragg is an American sculptor, painter, artist and author known best for his satirical artwork

Jessica Lutz, Marfa http://jessicalutz.com

Diane Bailey, Alpine Assemblages

Jake McClure, Austin "Blackbird" Charcoal on paper affixed to wood

Suzanne Germond, Austin Mosaics

FOR MORE INFO ON WHAT TO DO IN AND AROUND ALPINE/BIG BEND: http://www.alpinetexas.com/visit-alpine/things-to-do/

https://www.texasmonthly.com/being-texan/notebooks-hancock-hill-desk-alpine/?utm_source=Facebook&utm_medium=Social&utm_campaign=Book%20Social&utm_content=HancockHillDesk

h. Short Term Rental Special Use Permit for 1107 N 5th Apt A. Owner of record is Jennifer Hatch.

TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

CITY OF ALPINE

Initial inspection: At the time of initial application the short-term rental shall be inspected by the Building Official or designee. The purpose of this inspection is to assure conformance of the dwelling unit with the International Residential Code, International Fire Code, Property Management Code and City of Alpine Short-Term Rental ordinance, related to potential safety issues and to establish maximum occupancy, including but not limited to an approved means of egress from every bedroom. A follow up inspection is included in the initial fee. Any further inspections will cost \$ 35.00 each. An inspection won't occur until all required application documents have been received by the city.

received by the city.	11 (((32)
Property Address 11 U 7 N 5 Pr	roperty Owner Jenny Hatten Phone 343-4244
Local Representative	Phone
Parking Diagram approved Yes / No	Number of occupants approved Yes / No
General Requirements: House numbers installed and clearly visible from street. Smoke alarms installed in all sleeping rooms. Carbon Monoxide detectors as required by fire code Fire Extinguisher or Sprinkler System Sanitation: All plumbing fixtures connected to sanitary sewer with Approved P-traps. All plumbing fixtures connected to approved water supply Hot and cold water. No signs of mold or mildew on wall surfaces. No signs of infestation from rodents or insects. All sanitary facilities installed and maintained in safe and	Mechanical: Every habitable room contains at least two electrical outlets and light Fixtures. All electrical equipment, wiring, and appliances have been installed and are in a safe manner Dwelling is equipped with heating facilities in operating condition. All solid fuel burning appliances are installed per applicable codes maintained in safe working condition. Dwelling has proper ventilation in all rooms and areas where fuel All fuel burning appliances are installed.
Sanitary condition. Safety: Basement and all sleeping rooms are provided with windows Designed to meet egress standards or exterior doors All stairs, decks, and balconies over 30 inches in height are Provided with approved guardralls. Requirements of the IBC and IRC are met for dwelling units. Dwelling has no broken windows or doors No broken, rotted, split, buckled of exterior wall or roof Coverings that affect the protection of the structural elements Behind them.	Dwelling has no sags, splits or buckling of ceilings, roofs, ceiling or roof supports or other horizontal members due to detective material or deterioration. No split, lean, list, or buckle of dwelling walls, partitions or other Vertical supports due to detective material or deterioration. No evidence of decay or damage to exterior stairs or decks.
permit.	d and re-inspected prior to the issuance of a transient/short-term rental
To request an inspection please call 432,837,3281 Building Service	<u>s.</u>
Inspected by:AUT DHALE TOFF W	Approved Date: Date:

To: City of Alpine STR Application

From: Jennifer Hatch Brewster County Lodging 410 N 8th St Alpine Texas 79830

Re: 1107 N 5th St Apartment "Hummingbird Cottage"

5/5

Best little place in Alpine

"Jenny and her cottage have it all. For the last 5 yrs for our anniversary, we have made this place our annual Alpine check-in before heading out to Big Bend. There's a reason we keep coming back to the same place. Without fail the following is provided: Big Bend Coffee Roasters coffee and organic half & half, Aveda hair and body care, well-appointed kitchen for cooking, gas range, comfy bed and pillows, and impeccable cleanliness. Also, if it's cold, which it often is in November, the casita is nice and warm when we arrive. Thank you, Jenny, for your consistency in hospitality!" -Jane S 11/2019

Dear City,

I am writing about my vacation rental behind my home at 1107 N 5th St. I have operated a short-term rental at this address since 2011. The Hummingbird Cottage has been a temporary home for first time visitors to the area, frequent guests, family members of students and residents as well as nurses and other temporary workers in the area. I have collected and remitted city occupancy tax the entire time. As a host, I have received hundreds of 5-star reviews and enjoyed getting to know many return guests.

The property has its own privacy fence and gated driveway. Guests love that they can park off the street and neighbors are never inconvenienced because of additional vehicles on the street. I have never received a complaint in the 10 years that my rental has been operating and I even had a neighbor who regularly rented it out for his parents to stay in.

I hope you will approve my application for a Short-Term Rental Special use permit so that I may continue to provide quality housing for guests to the area.

Sincerely,

Jennifer Hatch

I	Date Submitted: Receipt No:	
ı	BLD Inspection: Fire Inspection:	
l	Approved: Not Approved:	

City of Alpine, Texas

Short-Term Rental Special Use Permit (STR-SUP) Application

STR-CUP Application Fee is \$350.00 per property. (non-ref	fundable) Please complete one application per property
STR Type: Owner Occupied Single Unit Non-O	wner-Occupied Multi-Unit Non-Owner Occupied
Existing/New Structure: Existing Structure New	w Construction
PART 1. PROPERTY INFORMATION	
Street address of property	
1107 N 5th St (A)	partment) B
Legal description of property (must provide copy of st	
Lot 4 Block 27 Addition	on North
Square footage of property Number of Bedr	rooms & Units Size of property lot
384	COFI
Present zoning district	Proposed use of the property Short-Term Rental
Zoning ordinance provision requiring a conditional u	use (This box will be completed by the Building Official)
	Six 3 To 1
PART 2. PROPERTY OWNER INFORMATION	
Name of current property owner(s) (Use separate sheet	t of paper with additional owners' information if necessary)
Jennifer Hatch	
Mailing address of property owner (cannot be P.0 B	Sox)
410 N 8th St. Alpi	ne 14 + 19830
City/State/Zip code of property owner	
Apine TX 79830	72.
Telephone number of property owner	Email address of property owner
512516.0303	jenny Obrewster county lodging.com
PART 3. DESIGNATED OPERATOR'S INFORMATI	ION
Name of designated operator	
LATE INVESTIGATION	
Designated operator's physical address (must be loc	ated within 30 minutes of STR property)
City/State/Zip code of designated operator	
Telephone number of designated operator	Email address of designated operator

PART 4	4. SUPPORTING DOCUMENTS
	Please complete and submit the following attached documents with application
1.	STR Local Representative Certification: Please provide a copy of Driver's License if
	different from STR owner)
2.	W Homeowner's Association Declaration: See attachment
3.	Proof of Property Insurance: Please complete attachment and provide a copy of a
	property insurance summary that states STR coverage is included and/or complete General
	Release of Liability waiver (See attachment)
	Please submit the following documents with your application
4.	Letter: Submit a letter describing the proposed STR use, describe whether the proposed
	STR will, or will not cause substantial harm to the value, use, or enjoyment of the other
	properties in the neighborhood. Also describe how the proposed STR will add to the value,
	use or enjoyment of other properties in the neighborhood.
5.	Floor Plan: A Sketch floor plan of the dwelling with dimensional room layout. Please
	identify sleeping areas, evacuation route(s) and location of fire extinguishers.
6.	Parking Requirement: A site plan/survey of the property that indicates the maximum
	number of vehicles that can be legally parked on the property. Parking spaces cannot include
	on-street parking, sidewalks, alleys or other public rights-of-way
7.	Driver's License: Please provide a copy of STR owner's driver's license
8.	Proof of STR Property Ownership: Property tax documents, deed, or copy of title (all
	owners must sign application
9.	Info Sheet: A copy of the informational sheet/brochure that is provided to guests of the
•	STR. Please include:
	A.) The 24-hour contact information of the STR owner or local representative
	B.) Neighborhood info such as parking and noise restrictions, trash collection schedules,
	etc.
	C.) Emergency and non-emergency telephone numbers for police and fire departments
	D.) Instructions for obtaining severe weather, natural or man-made disaster alerts.
Part 5.	ADDITIONAL SUPPORTING DOCUMENTS FOR COMERCIAL PROPERTIES ONLY
10.	
	S. ADDITIONAL SUPPORTING DOCUMENTS FOR NEW CONSTRUCTION ONLY
200	
11,	"B") The site plan submission shall meet the requirements of Section 20.04 (A)(E) Site Plan
	Requirements.
12	Letter: Submit a letter describing conditional requirements or conditions imposed upon
12.	the particular conditional use by applicable district regulations
DART 7	ACKNOWLEDGEMENTS
	All STR-SUP applications are assumed to be complete when filed and will be placed on the
	for public hearing at the discretion of the staff. Based on the size of the agenda, your
_	tion may be scheduled to a later date.
	At least ten (10) before the public hearing for a STR-CUP application, the city will send written
Postico :	to all property owners within 200 feet of the STR to inform them of the use of the STR-CUP
	tion. The notice will provide the applicant's 24-hour contact information and information
	TR regulations.
	All public hearings will be opened, and testimony given by the applicants and interested y. Public hearings may be continued to the next public hearing. Public hearings will not be
	y, rubiic nearings may be continued to the next public hearing, rubiic nearings will not be
tabled.	Les shares to a site plan (no matter have miner as major) approved with a CTD-CHD can apply
	Any changes to a site plan (no matter how minor or major) approved with a STR-SUP can only maked by city council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordina	ance 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				
scheduling applications before the Planning and Zoning Commission and City Council cr	•			
staff shall not be considered a part of the four month period.	,			
All short-term rentals are subject to fire inspections before issuance of a STR-SUI	P permit. The			
inspections will include compliance with the 2018 International Fire Code, 2015 Interna	•			
Residential Code, 2015 International Building Code and all applicable City of Alpine Cod				
Ordinances.				
After a STR-SUP is approved, all short-term rentals must register with the city ann	ually There is			
a \$100 annual registration fee.	wany. Itiara is			
All short-term rentals are required to pay a hotel occupancy monthly or quarterly	to the City of			
Alpine. Failure to register and pay for HOT taxes is grounds for revocation of a STR-SUP.	-			
I have read and understand all of the requirements as set forth by the application				
ACCURATION AND ADDRESS AND ADD				
Term Rental Special Use Permit and acknowledge that all requirements of this application met at the time of submittal.	on nave been			
PART 7. SIGNATURE TO AUTHORIZE FILING OF A STR-SUP (ALL PROPERTY OWN	ERS			
MUST SIGN, SUBMIT AN ADDITIONAL SIGNATURE PAGE IF NECESSARY)	M			
Jennifer Hatch Sambe Her	tet			
Print Property Owners Name Property Owners Signature The State Of	Stateh			
(Notafry) (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 instrument and acknowledged to me that he executed the same for the purposes and consideration operation expressed.	e foregoing			
(Seal) Given under my hand and seal of the office this	1606			
JUDY L STOKES Notary Public, State of Texas Notary in And for State of Texas	les .			
Notary ID 124187152	(27)			
	-2			
Print Property Owners Signature Property Owners Signature				
The State Of				
County Of				
Before Meon 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 instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.	e foregoing			
(Seal) Given under my hand and seal of the office thisday of	.D			
Notary in And for State of Texas				



SHORT TERM RENTAL REGISTRATION

SECTION 1: PROPERTY	INFORMATION	
Property Name	Street Number Ap+	Street Name
Hummindord Collage	INT HELL TA	N 5th
LEGAL DESCRIPTION	MOT IN-JAIR AT	10 0111
	Ma Black OT L. + LI	Total Number of Units in Building
1701	th, Block 27, Lot 4	1 July 1 July 2 July 11 July 1
Of Block by Lo	16-0 W 7 . F 6.7-1	3 (7) 1
SECTION 2: OWNER INF	ORMATION Complete at least one	listed below
A. Individual Ownership)	
Owner First Name	Owner Last Name	Primary Telephone Number (122 -
lennifer	Hatch	572511-0303 31-2 424
Mailing Address (Address, City, St		Email Address
وأحسا ووحسان أألان	A 10 C	- 4
4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 -		jenny@biewster county
B. Corporate Ownership	•	lodging.com
Ownership Form: Parmersh	ip □ Corporation □ LLC □ Other (Ple	ace Evolain)
10 00 - 1 (-		ase Explain)
131 6m Ster COL	unty Lodging	
Business Name	1 0 7	·
	O	
Contact First Name	Contact Last Name	Primary Telephone Number
Mailing Address (Address, City, Sto	ate. Zin)	Email Address
2	, <u>-</u> ,	Linux Addiess
SECTION 3: PROPERTY	MANAGER If Different than owner	
A. Individual Ownership		
Property Manager Name		Primary Telephone Number
er free A commoder or mine		Timary Telephone Humber
Mailing Address (Address, City, Sta	nte, Zip)	Email Address
•	••	
cknowledge that all information as	innlied above is two and assess to the base	
e Short Term Rental that I now is a	upplied above is true and correct to the best (of my knowledge or belief. I further acknowledge that linances of Alpine, and all of the provisions of the
des, statutes, and rules adopted und	ler the codes and statutes of the State of Tex	as regarding Short Term Rental establishments. I
knowledge that as a Short Term Re	mtal owner I am responsible for the paymen	t of Hotel Occupancy Taxes amounting to 7% per
y. I understand that payment of Mo	otel Occupancy Taxes is payable to the City	of Alpine.

Printed Name

Date

CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

□ New		Change
-------	--	--------

24-hour Representative: The short-term rental owner and designated representative's name, physical address, email address and phone number must be provided to the City upon permit application and annual renewal. The information shall be kept current at all times. The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes, and if requested they must respond. If there is a change in the designated representative the property owner must immediately submit to the City the name and contact information of the new representative.

Shor	t-Term Rental Address: 107 N 5th 5t Apartment
Prop	perty Owner Name: Jenniter Hatch
Loca	l Representative:
Namo	e: Jennifer Hatch Telephone: 512 516.0303
Physi	ical Address: 410 N 8th St Email: jenny@ brew tercountyl
Maili	ng Address:
	410 N STU ST Alpine TX 79830
OT:	The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes. If there is change in the designated representative the property owner must submit to the City the name and contact information of the new representative. Neighbor Notice: The City shall provide an initial mailing or email to neighbors within a 200-foot radius of the short-term rental property address. The notice shall contain the owner and representative contact information, a parking plan, and the city website address where the information is also posted. The neighbors and the city shall be immediately informed whenever

CITY OF ALPINE STR HOMEOWNER'S ASSOCIATION DECLARATION

I DECLARE the homeowner's association for which this property belongs allows transient rental /short-term rental dwellings.

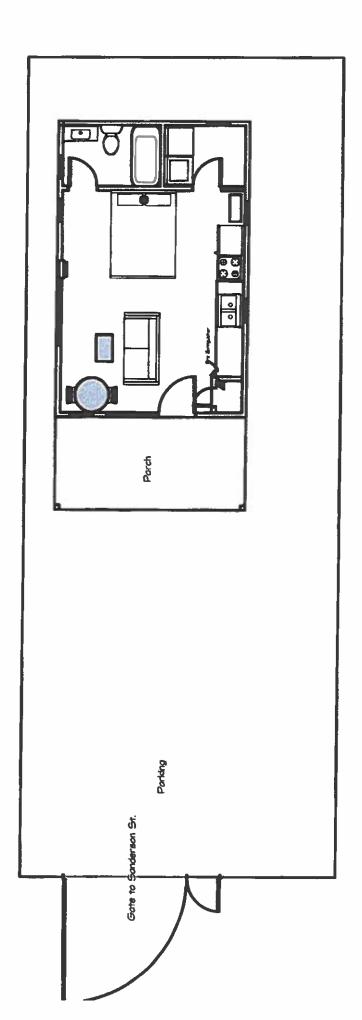
(Property A	Address)	of A	V		
(Managing	HOA Representative	e Signature)	1	A	
Date:					
OR					
I DECLAR	E there is no Homeo	owners Associa	tion require	ment for this	property.
1107	N 5th St	- Alpin	eTV	7993	200
(Property A	ddress)	tet	211		
(STR Owne	rs Signature)		-34	7.51.	
Date:	12/21				

CITY OF ALPINE STR PROOF OF PROPERTY INSURANCE

	A
Property Owner's Signature	Date
OR	
XI declare that I do not have specific short-ter	
STR-SUP application. I understand that my hom my short-term rental. Further, I will opt in to sign	
following page.	
	5
	-2 8
9, 49, 177	

GENERAL RELEASE OF LIABILITY 9030 (Hereinafter the "Releasor") have agreed to this General Release of Liability ("Agreement") for no payment or consideration. THEREFORE under the terms of this Agreement and sufficiency of which is hereby acknowledged, do hereby release and forever discharge City of Alpine, of 100 N. 13th Street, Alpine, Texas, 79830 (Hereinafter the "Releasee") including their agents, employees, successors, and assigns, personal representatives, affiliates successors and assigns, and any and all persons, firms or corporations liable or who might be claimed to be liable, whether or not herein named, none of whom admit any liability to the undersigned, but all expressly denying liability, from any and all claims demands, damages. Actions, causes of action or suits of any kind or nature whatsoever, which I now have or may hereafter have, arising out of or in any way relating to any and all injuries and damages that may develop in the future, as a result or in any way relating to the undersigned's decision, as a Short Term Rental Operator in Alpine, to opt out of purchasing liability insurance for the Operator's Short Term Rental. It is understood and agreed that this Agreement is made and received in full and complete settlement and satisfaction the causes of action, claims, and demands mentioned herein; that this Release contains the entire Agreement between the parties; and that the terms of this Agreement are contractual and not merely a recital. Furthermore, this Release shall be binding upon the undersigned, and his respective heirs, executors, administrators, personal representatives, successors, and assigns. This release shall be subject to and governed by the laws of the State of Texas. This Release has been read and fully understood by the undersigned and has been explained to me. Releasor's Signature

Releasor's Printed Name: {



TICT N. 5th Streat B

TICT N. 5th Streat B

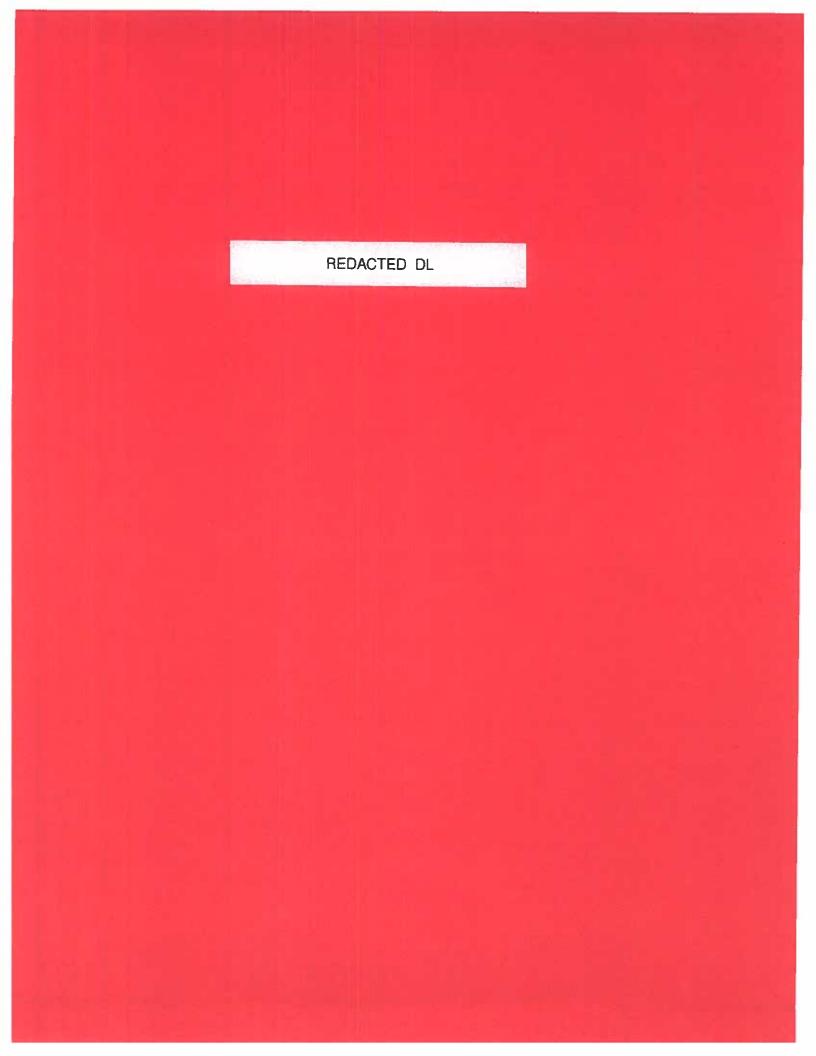
CAD FILE NAME

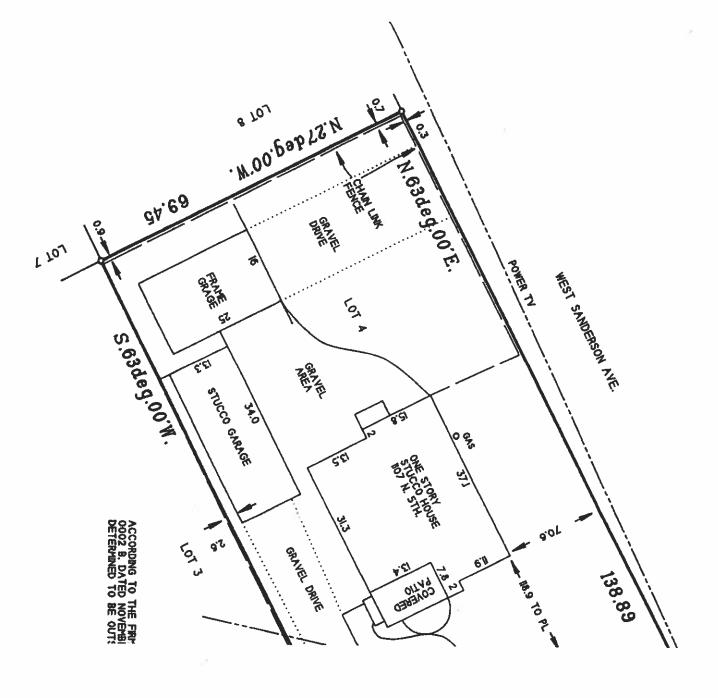
Hummingbird cottage.vwx

8CALE 1/8"=1'-0"

TOT 1

ACIDAN INCIDACIDA SXCONOCIONA





2020 Notice of Appraised Value

Do Not Pay From This Notice

BREWSTER COUNTY APPRAISAL DISTRICT 107 W AVE E #2

ALPINE, TX 79830

Phone: 432-837-2558 Fax: 432-837-3871

DATE OF NOTICE: May 22, 2020

4741 1 AV 0.389******AUTO**5 DIGIT 79830 5DGS 2 FT 17 արկիրանակարակարկարությունի անկարկիրին իրակիրակին այր

Property ID: 11569 - 973400270004000000

HATCH JENNIFER 1107 N 5TH ST ALPINE TX 79830-3028 Property ID: 11569 Ownership %: 100.00

Geo ID: 973400270004000000 Legal: NORTH, BLOCK 27, LOT 4

Legal Acres: 0.2202

Situs: 1107 N 5TH STREET ALPINE, TX

Owner ID: 32696

EFile PIN: BdTgcmXnrBHV

THIS IS NOT A BILL DO NOT PAY

Dear Property Owner,

We have appraised the property listed above for the tax year 2020. As of January 1, our appraisal is outlined below

Appraisal information					Last Year - 2019 Proposed - 2020				
larket Value	of Improvemen	ts (Structures / Buildings, et	tc.)			138	455 T		100000000000000000000000000000000000000
farket Value	of Non Ag/Timl	ber Land			138,455 11,221			118,337	
farket Value of Ag/Timber Land					11,221			11,221	
	of Personal Pro						~		0
otal Market					0			0	
roductivity Value of Ag/Timber Land					149,0	576		129,558	
							10		0
ppraised Value omestead Cap Value excluding Non-Homesite Value (i.e. Ag. Commercial)					127,604		129,558		
Uniesteau C	ap value exclud	zing Non-Homesite Value (i.	e. Ag. Commercial)			127,6	304		129,558
xemptions	(DV - Disabled	Vet DP-Disabled Person; HS	-Homestead: OV65-C	(ver 65)			HS		HS
2019 xemption Amount	2019 Taxable Value	Taxing Unit	2020 Proposed Appraised Value	2020 Exemption Amount	2020 Taxable Value	2019 Tax Rate	Esti	020 mated ixes	FreezeYear and Tax Celling
5,000 5,000 0 39,968 0	122,604 127,604 87,636	Brewster County Big Bend Regional Hospi City of Alpine Alpine ISD Central Appraisal Distr	129,558 129,558 129,558 129,558 129,558 129,558	5,000 5,000 0 37,956	124,558 124,558 129,558 91,602 129,558	0.545100 1.328350		484 03 137,96 706,22 1,216.80	111 00 100

DO NOT PAY FROM THIS NOTICE

Total Estimated Tax: \$2,545,01

e difference between the 2015 appraised value and the 2020 appraised value is 116.56%. This percentage information is required by Tax Code section 25.19(b-1).

egoverning body of each unit decides whether or not property taxes will increase. The appraisal district only determines the value of ir property. "The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally ted officials, and all inquiries concerning your taxes should be directed to those officials.

u qualified your home for a 65 and older or disabled person exemption for school taxes, the school taxes on that home cannot increase as long as you own and in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance). This situation may also apply to county, junior college district, and some cities.

ided are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; (2) Notice of Protest; and xemption Description List.

Deadline for filing a protest:

June 26, 2020

Location of Hearings:

BREWSTER CAD MEETING ROOM

ARB will begin hearings: July 20, 2020 THIS IS NOT A BILL

0.00

e a protest, complete the "Notice of Protest" form included with this notice by following the instructions included in the form. Mail or deliver the form to the aisal review board at the following address no later than the deadline stated above: Brewster CAD Meeting Room

107 W Ave E #2 Alpine, TX 79830

I have any questions or need more information, please contact the appraisal district office at (432) 837-2558 or at the address shown above.

erely.

ISE FLORES

f Appraiser

Welcome to the Hummingbird Cottage.

Your address is 1107 N 5th St Rear Apartment.

Numbers:

24 Hour contact number for host (432) 363-4244 Emergency 911 Non-Emergency Police (432) 837-3486 Fire (432) 837-2366

For severe weather alerts, you may go to your weather app or to: https://www.wunderground.com/severe/us/tx/alpine

i.	Short Term Rental Special Use Permit for 1009 N Bird St. Owner of record is Adam Brant.

TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

CITY OF ALPINE

Initial inspection: At the time of initial application the short-term rental shall be inspected by the Building Official or designee. The purpose of this inspection is to assure conformance of the dwelling unit with the international Residential Code, International Fire Code, Property Management Code and City of Alpine Short-Term Rental ordinance, related to potential safety issues and to establish maximum occupancy, including but not limited to an approved means of egress from every bedroom. A follow up inspection is included in the Initial fee. Any further inspections will cost \$ 35.00 each. An inspection won't occur until all required application documents have been received by the city.

nspections will cost \$ 35,00 each. An inspection won't occur until all required application documents have been						
received by the city. 852)610 - 2560						
Property Address 1009 N BIVE ST P	roperty Owner Adam Brant Phone					
ocal RepresentativePhone						
Parking Diagram approved Yes / No	Number of occupants approved Yes / No					
General Requirements:	Mechanical:					
House numbers installed and clearly visible from street. Smoke alarms installed in all sleeping rooms. Carbon Monoxide detectors as required by fire code Fire Extinguisher or Sprinkler System Sapitation: All plumbing fixtures connected to sanitary sewer with Approved P-traps. All plumbing fixtures connected to approved water supply Hot and cold water. No signs of mold or mildew on wall surfaces. No signs of infestation from rodents or insects. All sanitary facilities installed and maintained in safe and Sanitary condition.	Every habitable room contains at least two electrical outlets and light Fixtures. All electrical equipment, wiring, and appliances have been installed and are in a safe manner Dwelling is equipped with heating facilities in operating condition. All solid fuel burning appliances are installed per applicable codes maintained in safe working condition. Dwelling has proper ventilation in all rooms and areas where fuel All fuel burning appliances are installed. Structural:					
permit.	Dwelling has no sags, splits or buckling of ceilings, roofs, ceiling or roof supports or other horizontal members due to detective material or deterioration. No split, lean, list, or buckle of dwelling walls, partitions or other Vertical supports due to detective material or deterioration. No evidence of decay or damage to exterior stairs or decks.					
To request an inspection please call 432,837,3281 Building Service						
Inspected by: DAVID HALE TOFA T	NSPURETURAL Date: 4.15.2021					
Requires re-inspection	Approved Date:					

Adam and Shatiel Brant 1009 N Bird Street Alpine, Texas 79830 352-610-2560

April 14, 2021

To Whom It May Concern,

The "Bird's Nest with A View" is our garage guest suite unit located on our private personal property. Now that we are finally first time homeowners in Alpine (Oct 2020) we are very excited to share the very best of Alpine with the people that will be traveling through our region in their adventure seeking journeys.

We believe our unit will add value to our neighborhood and community by giving people an option to stay in a private mountain side escape with wonderful West Texas hospitality. The unit has picture perfect views of Twin Peaks and the surrounding mountains right from inside the room. We think it is one of the many great stop over suites available in Alpine on our potential guest's way to Big Bend State Park and Big Bend National Park.

We do not plan to rent the guest suite when we are not present on site in the main house. We consider our neighbors our friends and we will be closely involved in keeping our guests abiding by the rules while they are staying at our property. We have placed very strict rules, no street parking, no pets, no parties, no loud noises. We will make sure our guests know that we are in a family based neighborhood, and we respect our and our neighbors peace and quiet.

Parking will be in our large oversized circle driveway which will not impact street usage, mail delivery, or trash pickup. There is a maximum occupancy of two people to the guest suite unit, which at most would mean two vehicles if they drive separately. Our oversized driveway can more than accommodate our personal vehicles and the guest vehicles with ease and no blockage of our own use.

Serving in the hospitality field has been a life long commitment for our family and we look forward to keeping that part of our family endeavors. We look forward to fulfilling a dream of ours - to have a short term rental business and thank you for your assistance in this process.

Sincerely,

Adam and Shatiel Brant



BY: Kulla City of Alpine, Texas

For Building Services Use Only			
Date Submitted:	Receipt No:		
BLD Inspection:	Fire Inspection:		
Approved:	Not Approved:		

Short-Term Rental Special Use Permit (STR-SUP) Application

STR-CUP Application Fee is \$350.00 per property. (non-refundable) Please complete one application per property
STR Type: Owner Occupied Single Unit Non-Owner-Occupied Multi-Unit Non-Owner Occupied
Existing/New Structure: Existing Structure New Construction
PART 1. PROPERTY INFORMATION
Street address of property
1009 N BIRO ST, ALPINE, To 79830
Legal description of property (must provide copy of survey or describe meets and bounds on 8 ½ x 11 sheet)
Lot Block SEC 98 GHSA ABST. 629
Square footage of property Number of Bedrooms & Units Size of property lot
420 sq ft unit 1
Present zoning district Rental Proposed use of the property Short-Term Rental
Zoning ordinance provision requiring a conditional use (This box will be completed by the Building Official)
STR
PART 2. PROPERTY OWNER INFORMATION
Name of current property owner(s) (Use separate sheet of paper with additional owners' information if necessary)
- ADAM P. BRHWT
Mailing address of property-owner (cannot be P.O Box)
1009 N BiRD
City/State/Zip code of property owner
ALPINE, TX 79830
Telephone number of property owner Email address of property owner
352-610-2560 CONSIDERWHATURE
PART 3. DESIGNATED OPERATOR'S INFORMATION
Name of designated operator
OWNERDA
Designated operator's physical address (must be located within 30 minutes of STR property)
City/State/Zip code of designated operator
Telephone number of designated operator Email address of designated operator

PART 4. SUPPORTING DOCUMENTS Please complete and submit the following attached documents with application 1. STR Local Representative Certification: Please provide a copy of Driver's License if different from STR owner) 2. <u>Homeowner's Association Declaration:</u> See attachment 3. Proof of Property Insurance: Please complete attachment and provide a copy of a property insurance summary that states STR coverage is included and/or complete General Release of Liability waiver (See attachment) Please submit the following documents with your application Letter: Submit a letter describing the proposed STR use, describe whether the proposed STR will, or will not cause substantial harm to the value, use, or enjoyment of the other properties in the neighborhood. Also describe how the proposed STR will add to the value, use or enjoyment of other properties in the neighborhood. Floor Plan: A Sketch floor plan of the dwellingwith dimensional room layout. Please identify sleeping areas, evacuation route(s) and location of fire extinguishers. 6. Parking Requirement: A site plan/survey of the property that indicates the maximum number of vehicles that can be legally parked on the property. Parking spaces cannot include on-street parking, sidewalks, alleys or other public rights-of-way 7. Driver's License: Please provide a copy of STR owner's driver's license 8. Proof of STR Property Ownership: Property tax documents, deed, or copy of title (all owners must sign application 9. Info Sheet: A copy of the informational sheet/brochure that is provided to guests of the A.) The 24-hour contact information of the STR owner or local representative. B.) Neighborhood info such as parking and noise restrictions, trash collection schedules. C.) Emergency and non-emergency telephone numbers for police and fire departments D.) Instructions for obtaining severe weather, natural or man-made disaster alerts. Place 5. ADDITIONAL SUPPORTING DOCUMENTS FOR COMERCIAL PROPERTIES ONLY 10. Illumination Plan PART 6. ADDITIONAL SUPPORTING DOCUMENTS FOR NEW CONSTRUCTION ONLY Site Application Form B: Application of site plan approval (Section 20, see attached form "B") The site plan submission shall meet the requirements of Section 20:04 (A)(E) Site Plan Requirements. Letter: Submit a letter describing conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations PART 7. ACKNOWLEDGEMENTS All STR-SUP 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.

At least ten (10) before the publichearing for a STR-CUP application, the city will send written notice to all property owners within 200 feet of the STR to inform them of the use of the STR-CUP application. The notice will provide the applicant's 24-hour contact information and information about STR regulations.

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 STR-SUP 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. All short-term rentals are subject to fire inspections before issuance of a STR-SUP permit. The inspections will include compliance with the 2018 international Fire Code, 2015 International Residential Code, 2015 International Building Code and all applicable City of Alpine Code of Ordinances.
After a STR-SUP is approved, all short-term rentals must register with the city annually. There is
a \$100 annual registration fee.
All short-term rentals are required to pay a hotel occupancy monthly or quarterly to the City of Alpine. Failure to register and pay for HOT taxes is grounds for revocation of a STR-SUP. I have read and understand all of the requirements as set forth by the application for a Short-
Term Rental Special Use Permit and acknowledge that all requirements of this application have been met at the time of submittal.
PART 7. SIGNATURE TO AUTHORIZE FILING OF A STR-SUP (ALL PROPERTY OWNERS
MUST SIGN, SUBMIT AN ADDITIONAL SIGNATURE PAGE IF NECESSARY)
Print Property Owners Name The State Of County Of REALITY AND DATE this day personally appeared (Notary) (Notary)
the State Of
Seal) Given under my hand and seal of the office thisday of, A.D
Notary in And for State of Texas

CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

□ New □ Change

24-hour Representative: The short-term rental owner and designated representative's name, physical address, email address and phone number must be provided to the City upon permit application and annual renewal. The information shall be kept current at all times. The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes, and if requested they must respond. If there is a change in the designated representative the property owner must immediately submit to the City the name and contact information of the new representative.

respond. If there is a change in the designated representative the property owner must immediately submit to the City the name and contact information of the new representative.
Short-Term Rental Address: 1009 N Bills ST Great Suite Unit
Property Owner Name: ADAM REANT
Local Representative:
Name: ADAM BRANT Telephone: 352-610-2560
Physical Address: 1009 N Rico ST Email; Consider WHATUPE
Mailing Address: 1009 N Rico ST, ALPINE, To 79830
Representative Responsibilities: The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes. If there is change in the designated representative the property owner must submit to the City the name and contact information of the new representative. Neighbor Notice: The City shall provide an initial mailing or email to neighbors within a 200-foot radius of the short-term rental property address. The notice shall contain the owner and representative contact information, a parking plan, and the city website address where the information is also posted. The neighbors and the city shall be immediately informed whenever there is a change in contact information.
By signing below, the local representative actnowledges that he she has read, fully understands and agrees to comply with the responsibilities outlined above. Please provide a copy of Driver's License if different from STR property owner.
Local Representative Signature: Date:
Property Owner's Signature: Scan Scan Date: 4/14/21

CITY OF ALPINE STR HOMEOWNER'S ASSOCIATION DECLARATION

I DECLARE the homeowner's association for which this property belongs allows transient rental /short-term rental dwellings.

and the second s
(Property Address)
(Managing HOA Representative Signature)
Date:
OR E
I DECLARE there is no Homeowners Association requirement for this property.
1009 N BIRD ST, ALPINE, To 79830
(Property Address)
(STR Owners Signature)
Date: 4 14 21

CITY OF ALPINE STR PROOF OF PROPERTY INSURANCE

declare that I have obtained short-term-rental insurance or an insurance policy that specifically states it includes short-term-rentals for the property listed on my STR-SUP application. I have attached proof of this insurance policy to my STR-SUP application.

		- •			
John Bris	t -	A Comment of the Comm	4/	14/	21
Property Owner's Signature	- 6	A	Date		
	OI	A			
Property Owner's Signature	6		Date		
					v.
OR O					
I declare that I do not have	specific short-ter	m rental coverage	on the pr	operty	listed in my
STR-SUP application. I unders	tand that my hom	eowners or landlo	rd may ne	ot adequ	uately over
my short-term rental. Further, I	will opt in to sign	the General Rele	ase of Li	ability o	on the
following page.		7		İ	
	18	32	CO	AT.	
	noa	DOT'AT'	C		



Goosehead Insurance 1500 Solana Blvd Bldg 4 Ste 4500 Westlake, TX 76262-1733

Amended Declaration

Homeowners Policy

Issue Date: 03/09/2021

Amended/Pro-rated Premium \$992.54 **Total Term Premium**

\$1,156.92

Policy Number	Policy Period	Coverage is provided by the following Company	
1000959605	09/30/20 - 09/30/21	Meridian Security	

re Premises covered by this policy is located at the address below. Policy Period begins 12:01 am standard time at the residence premises.

sured Location:

amed insured

Shatlel Brant Adam Brant 1009 N BIRD ST **ALPINE, TX 79830**

LOO9 N BIRD ST 4LPINE, TX 79830



Questions?

Visit us at StateAuto.com or call (800) 288-4425 customer service.

Contact your independent agent at (214) 838-5500. Amended Declaration Effective 03/09/21

Changed Dwelling Coverages

Your Coverages

Section I Property Coverage	Limit	Premium
A. Dwelling	\$300,200	\$655.72
B. Other Structures	\$30,020	included
C. Personal Property	\$150,100	Included
D. Loss of Use	\$90,060	included
Section II Liability Coverages	Limit	Premium
E. Personal Liability	\$500,000	included
F. Medical Payments	\$5,000	Included

Coverage at the above described location is provided only where a limit of liability or a premium is stated.

Additional Coverages

Coverages	Limit	Premium
Other Structures - Structures Rented to Others - Residence Premises	\$75,000	\$375.00
Personal Property Replacement Cost Settlement		\$66.20
Water Backup and Sump Overflow - (\$1,000 Deductible)	\$5,000	\$60.00
	Total Premium	\$1,156.92

Your Deductibles

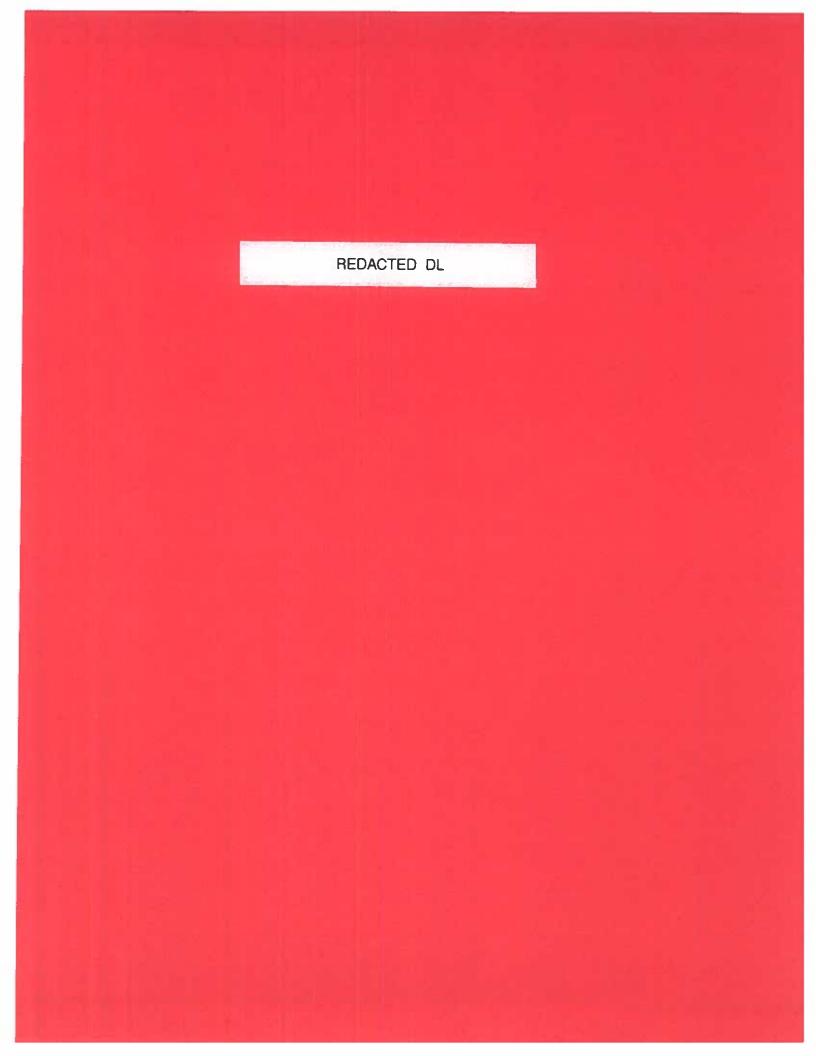
Deductibles	Amount
All-Peril (1% of Dwelling Coverage)	\$3,002

PANKING



GUEST PARKING
LEFT SIDE OF DRIVE
MAY 3 GREST VEHICLES

MINDAN Bed exitinguisher DOOR carfort Cap Popt



Brewster CAD

Property Search Results > 10065 BRANT ADAM P for Year Tax Year: 2021 - Values not available 2021

Property

Account

Property ID:

10065

Legal Description: BLK 9, SEC 98 GHSA ABST 629

Geographic ID:

013000090098190100 Real

Zoning: Agent Code:

Type:

Property Use Code: Property Use Description:

Location

Address:

1009 N BIRD ALPINE, TX

Mapsco:

Neighborhood:

Map ID:

Neighborhood CD:

Owner

Name:

BRANT ADAM P

Owner ID:

37419

Mailing Address:

1009 N BIRD ST ALPINE, TX 79830 % Ownership:

100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value: (+) Improvement Non-Homesite Value:

(+) Land Non-Homesite Value: (+) Agricultural Market Valuation:

(+) Timber Market Valuation:

(+) Land Homesite Value:

+

N/A N/A

N/A

N/A

N/A

Ag / Timber Use Value

N/A

N/A N/A

(=) Market Value:

(-) Ag or Timber Use Value Reduction: -

N/A N/A

N/A

(=) Appraised Value:

(-) HS Cap:

N/A

(=) Assessed Value:

N/A

Taxing Jurisdiction

Owner:

BRANT ADAM P

% Ownership: 100.000000000%

Total Value:

N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
11	City of Alpine	N/A	N/A	N/A	N/A
2	Brewster County	N/A	N/A	N/A	N/A

Welcome to: Bird's Nest with a View

If you have ANY questions or concerns, please text or Adam Brant at 352-610-2560. If between the hours of 10 pm and 7 am, please call rather than text.

- 1. Check-In is at 3 PM.
- 2. **Parking:** You may park in the circle driveway, pulling past the main walkway. Do not park blocking the carport area which we use for our access / vehicles. DO NOT park in the street.
- 3. **Wifi:** The network is BirdNestGuest_Ext Password: BigBend21
- 4. **Check-out is at 10 AM.** Please take all your belongings and groceries with you. Place dirty dishes in sink / drying rack (if clean). Strip sheets from beds, and place with dirty towels in a pile on the floor. Take all trash to one of the two community trash dumpsters to the north and south of the house.
- 5. **Television:** Use Roku remote to turn on TV and access streaming apps / inputs. You'll need to login to your account. Please don't forget to log out of your streaming accounts before you leave. ©
- 6. **Thermostat:** You may adjust the mode, Heat or AC on the remote on the wall. Please set to 73 auto on your departure. There is a small extra heater if needed in the garage by the entry door.
- 7. Fire extinguishers: There is a fire extinguisher under the kitchen sink.

- 8. First-Aid Kit: There is a first-aid kit underneath the dish sink.
- 9. Neighbors/City Regulations: Please be respectful of our neighbors; two of the best things about this home are the wonderful neighbors and neighborhood. ** NO loud music or yelling outside. ** If a neighbor complains, you will forfeit your advance payment, and if the police are called you will forfeit your advance payment and you will vacate the property immediately upon request with NO REFUND for days/nights not yet stayed. In addition, you will be liable for any ticket written by the police.
- 11. NO VAPING OR ILLEGAL DRUG USE IS PERMITTED ANYWHERE ON THE PROPERTY. NO SMOKING CIGARETTES OR CIGARS INDOORS. If you must smoke, do it outside and clean up your butts.
- 12. Fire/Police Contacts: Call 911 for emergencies.

Fire Department: Non-Emergency: 432.837.2366 **Police Department:** Non-Emergency: 432.837.3486

13. Other Important Information:

• <u>www.brewstercountytx.com/hyper-reach/</u> Sign up at this website for messages regarding situations that affect the safety, property or welfare of the community.



 For information about the condition of roads, go to https://drivetexas.org

j.	Short Term Rental Special Use Permit for 906 N 8th St. Owner of record is Ryan & Emma Zent.

TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

CITY OF ALPINE

Ir.itial inspection: At the time of initial application the short-term rental shall be inspected by the Building Official or designee. The purpose of this inspection is to assure conformance of the dwelling unit with the international Residential Code, international Fire Code, Property Management Code and City of Alpine Short-Term Rental ordinance, related to potential safety issues and to establish maximum occupancy, including but not limited to an approved means of egress from every bedroom. A follow up inspection is included in the initial fee. Any further inspections will cost \$ 35.00 each. An inspection won't occur until all required application documents have been received by the city.

Property Address 906 N, 810 Pr	operty OwnerPhone		
Local Representative April Mc Anally	Phone 432-386-8296		
Parking Diagram approved Yes / No	Number of occupants approved Yes / No		
General Requirements:	Mechanical:		
House numbers installed and clearly visible from street. Smoke alarms installed in all sleeping rooms. Carbon Monoxide detectors as required by fire code Fire Extinguisher or Sprinkler System Sanitation: All plumbing fixtures connected to sanitary sewer with Approved P-traps.	Every habitable room contains at least two electrical outlets and light Extures. All electrical equipment, wiring, and appliances have been installed and are in a safe manner Dwelling is equipped with heating facilities in operating condition. All solid fuel burning appliances are installed per applicable codes		
 ☐ All plumbing fixtures connected to approved water supply Hot and cold water. ☐ No signs of mold or mildew on wall surfaces. ☐ No signs of infestation from rodents or insects. ☐ All sanitary facilities installed and maintained in safe and Sanitary condition. 	maintained in safe working condition. Dwelling has proper ventilation in all rooms and areas where fuel All fuel burning appliances are installed. Structural:		
Safety: Designed to meet egress standards or exterior doors All stairs, decks, and balconies over 30 inches in height are provided with approved guardrails. Requirements of the IBC and IRC are met for dwelling units. Dwelling has no broken windows or doors No broken, rotted, split, buckled of exterior well or roof Coverings that affect the protection of the structural elements Behind them.	Dwelling has no sags, splits or buckling of cellings, roofs, celling or roof supports or other horizontal members due to detective material or deterioration. No split, lean, list, or buckle of dwelling walls, partitions or other Vertical supports due to detective material or deterioration. No evidence of decay or damage to exterior stairs or decks.		
Any of the above items which have been checked must be correcte permit.	d and re-inspected prior to the issuance of a translent/short-term rental		
To request an inspection please call 432.837.3281 Building Services.			
Inspected by: DAVID HALD TCTP WSPL	Approved Date:		



March 29, 2021

City of Alpine

100 N. 13th St., Alpine, TX 79830

Dear Geo Calderon and the Alpine City Council,

We are proposing that we use Beach House, located at 906 N 8th Street in Alpine, Texas as a short-rental property. The home has been acting in this capacity since DECEMBER 2019. No harm will be caused to the value of the property or to other homes in the neighborhood due to the use as a short-term rental.

Visitors to Beach House frequently comment on the quiet nature of the neighborhood location and enjoy the proximity to the main downtown area.

Beach House is managed by Bienvenido Big Bend and has been since it's opening of a short-term rental in 2019. I am dedicated to representing this property, as well as, the City of Alpine as a positive and welcoming vacation destination to visitors while striving to reduce any inconvenience to residential neighbors.

Sincerely,

April McAnally

Owner

Bienvenido Big Bend

aprit Whally

432-386-8296



bienvenidobigbend@gmail.com



Bienvenidobigbend.com 117 N 6th St. Alpine, Texas 79830



For Building Services Use Only		
Date Submitted:	Receipt No:	
BLD Inspection:	_ Fire Inspection:	
Approved:	Not Approved:	

City of Alpine, Texas

Short-Term Rental Special Use Permit (STR-SUP) Application

STR-CUP Application Fee is \$350.00 per property. (non-r	efundable) Please complete one application per property
STR Type: Owner Occupied Single Unit Non-	Owner-Occupied Multi-Unit Non-Owner Occupied
Existing/New Structure: X Existing Structure	ew Construction
PART 1. PROPERTY INFORMATION	
Street address of property	
906 N 8th St	reet, Alpine, Texas 79830
Legal description of property (must provide copy of	survey or describe meets and bounds on 8 ½ x 11 sheet)
Lot 2,3 & 6 Block 11 Addit	
Square footage of property Number of Be	drooms & Units Size of property lot
672 sq ft 2 Bedroom,	1 Bath 7,100 sq ft
Present zoning district R	Proposed use of the property Short-Term Rental
Zoning ordinance provision requiring a conditiona STR	I use (This box will be completed by the Building Official)
PART 2. PROPERTY OWNER INFORMATION	
	zet of paper with additional owners' information if necessary) ZENT & EMMA K ZENT
Mailing address of property owner (cannot be P.O	Box)
607 BROOKI	LYN KAY DR.
City/State/Zip code of property owner	5/5/20
KILLEEN, 7	TEXAS 76542
Telephone number of property owner	Email address of property owner
432-294-0939	EMMA.COVINGTON@YAHOO.COM
PART 3. DESIGNATED OPERATOR'S INFORMA	TION
Name of designated operator	And the second of the second o
ASSISTANCE BY APRIL dba BIE	ENVENIDO BIG BEND
Designated operator's physical address (must be lo	ocated within 30 minutes of STR property)
117 N. 6th	n St.
City/State/Zip code of designated operator	
Alpine, Te	exas 79830
Telephone number of designated operator	Email address of designated operator
432-386-8296	bienvenidobigbend@gmail.com

PART 4. SUPPORTING DOCUMENTS

Please complete and submit the following attached documents with application

- 1. X STR Local Representative Certification: Please provide a copy of Driver's License if different from STR owner)
- 2. X Homeowner's Association Declaration: See attachment
- 3. <u>X</u> Proof of Property Insurance: Please complete attachment and provide a copy of a property insurance summary that states STR coverage is included and/or complete General Release of Liability waiver (See attachment)

Please submit the following documents with your application

- 4. X Letter: Submit a letter describing the proposed STR use, describe whether the proposed STR will, or will not cause substantial harm to the value, use, or enjoyment of the other properties in the neighborhood. Also describe how the proposed STR will add to the value, use or enjoyment of other properties in the neighborhood.
- 5. X Floor Plan: A Sketch floor plan of the dwelling with dimensional room layout. Please identify sleeping areas, evacuation route(s) and location of fire extinguishers.
- 6. X Parking Requirement: A site plan/survey of the property that indicates the maximum number of vehicles that can be legally parked on the property. Parking spaces cannot include on-street parking, sidewalks, alleys or other public rights-of-way (see example)
- 7. X Driver's License: Please provide a copy of STR owner's driver's license
- 8. X Proof of STR Property Ownership: Property tax documents, deed, or copy of title (all owners must sign application
- 9. X Info Sheet: A copy of the informational sheet/brochure that is provided to guests of the STR. Please include:
 - A.) The 24-hour contact information of the STR owner or local representative
 - B.) Neighborhood info such as parking and noise restrictions, trash collection schedules,
 - C.) Emergency and non-emergency telephone numbers for police and fire departments
 - D.) Instructions for obtaining severe weather, natural or man-made disaster alerts.

Part 5. ADDITIONAL SUPPORTING DOCUMENTS FOR COMERCIAL PROPERTIES ONLY

10. Illumination Plan (see attachment)

PART 6. ADDITIONAL SUPPORTING DOCUMENTS FOR NEW CONSTRUCTION ONLY

- 11. ____ Site Application Form B: Application of site plan approval (Section 20, see attached Form "B") The site plan submission shall meet the requirements of Section 20.04 (A)(E) Site Plan Requirements.
- 12. Letter: Submit a letter describing conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations

PART 7. ACKNOWLEDGEMENTS

- ✓ All STR-SUP 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.
- At least ten (10) before the public hearing for a STR-CUP application, the city will send written notice to all property owners within 200 feet of the STR to inform them of the use of the STR-CUP application. The notice will provide the applicant's 24-hour contact information and information about STR regulations.
- ✓ 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 STR-SUP 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 sity council said application, along			
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.			
All short-term rentals are subject to fire inspections before issuance of a STR-SUP permit. The			
inspections will include compliance with the 2018 International Fire Code, 2015 International			
Residential Code, 2015 International Building Code and all applicable City of Alpine Code of			
Ordinances			
After a STR-SUP is approved, all short-term rentals must register with the city annually. There is			
a \$100 annual registration fee.			
All short-term rentals are required to pay a hotel occupancy monthly or quarterly to the City of			
Alpine. Failure to register and pay for HOT taxes is grounds for revocation of a STR-SUP.			
thave road and vindorstand all of the requirements are to all the standards of the standard			
I have read and understand all of the requirements as set forth by the application for a Short-			
Term Rental Special Use Permit and acknowledge that all requirements of this application have been			
met at the time of submittal.			
PART 7. SIGNATURE TO AUTHORIZE FILING OF A STR-SUP (ALL PROPERTY OWNERS			
MUST SIGN, SUBMIT AN ADDITIONAL SIGNATURE PAGE IF NECESSARY)			
G 16 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
Church Cent Shift K (an			
Print Property Owners Name Property Owners Signature			
Total			
The State Of TOTAL			
County Of Kell			
Before Me And White on this day personally appeared than k 72.01			
(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.			
THE REPORT OF THE PARTY OF THE			
(Seal) Given under my hand and seal of the office this sty day of Marin AD 141			
ALL STREET			
Notation and the same of the s			
Notary in And for State of Texas			
HAN CENT FOR CONT			
Print Property Owners Name Property Owners Signature			
The State Of			
County Of Kill 1997			
Before Me NAME WALLEY on this day personally appeared Allan (COL)			
(Notary) (Applicant) Known to rine for proved to me on the outh of card or other document) to be the person whose name is subscribed to the foregoing			
instrument and at knowledged to me that he executed the same for the purposes and consideration therein excitosed			
The state of the s			
(Salal) Given under my hand and sell of the office this at day of MALLY AD AD			
A STATE OF THE STA			
Yang (17)			
Notary in And for state of Texas			

CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

X New

Change

24-hour Representative: The short-term rental owner and designated representative's name, physical
address, email address and phone number must be provided to the City upon permit application and
annual renewal. The information shall be kept current at all times. The owner or representative shall be
available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding
emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be
able to physically respond to the short-term rental site within 30 minutes, and if requested they must
respond. If there is a change in the designated representative the property owner must immediately
submit to the City the name and contact information of the new representative.

Short-Te	erm Rent	al Address:	906 N. 8TH ST., ALI	PINE, TEXAS 798	30	
Property	Owner ?	Name: RYAN &	EMMA ZENT	T	57	100 P 100
Local Re	presenta	tive:		T.		
Name:	APRIL	MCANALLY	Telephone:	432-386-8296	A PARTY	
Physical	Address:	117 N. 6TH ST. AL	PINE, TEXAS 79831	Email: BIE	NVENIDOBIGBE'	ND@GMAIL.COM
Mailing A	Address:	PO BOX 1235, AL	PINE, TEXAS 79831			

Local Representative Responsibilities:

- The owner or representative shall be available by phone (24 hours a day, seven days a week) to
 ensure a response to complaints regarding emergencies and the condition, operation, or conduct
 of the occupants.
- A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes.
- If there is change in the designated representative the property owner must submit to the City the name and contact information of the new representative.
- Neighbor Notice: The City shall provide an initial mailing or email to neighbors within a 200-foot
 radius of the short-term rental property address. The notice shall contain the owner and
 representative contact information, a parking plan, and the city website address where the
 information is also posted. The neighbors and the city shall be immediately informed whenever
 there is a change in contact information.

By signing below, the local representative acknowledges that he/she has read, fully understands and agrees to comply with the responsibilities outlined above. Please provide a copy of Driver's License if different from STR property owner.

Local Representative Signature	Christ andy	Date	03/29/2021
Property Owner's Signature	Junear K with	Date	24 Nason 202

CITY OF ALPINE SHORT TERM RENTAL REGISTRATION

New | Change

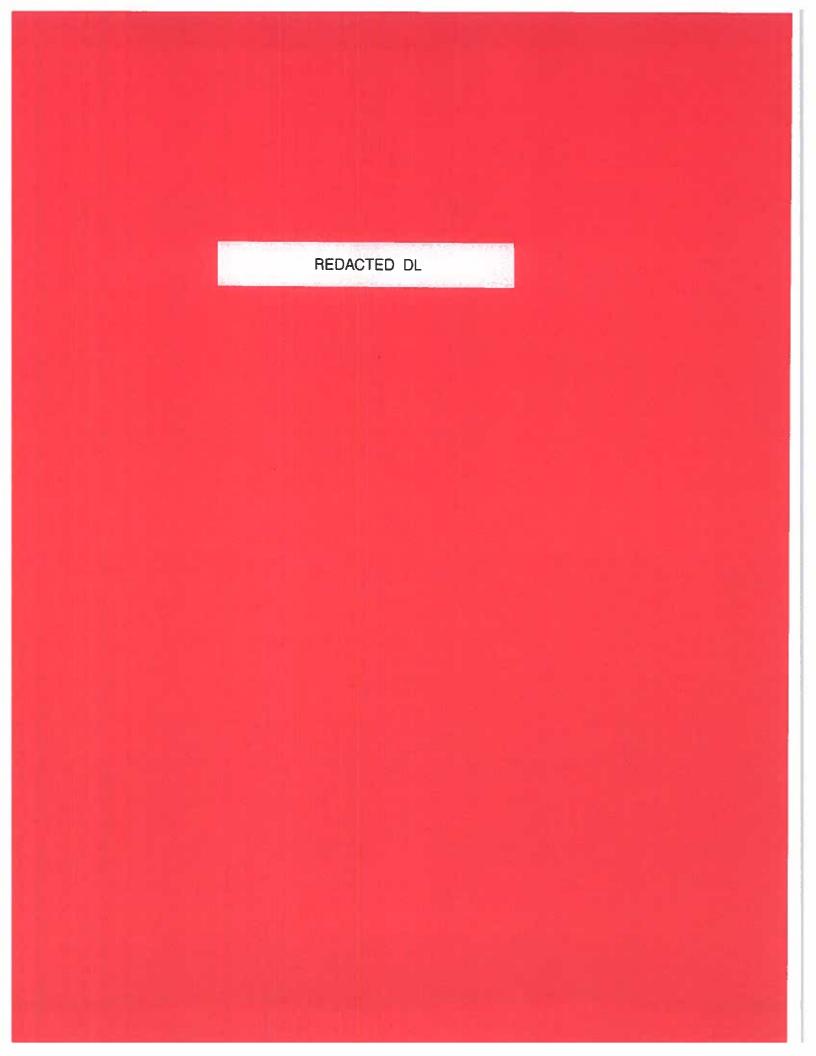
Property Name BE	GH HOUSE S	treet Number	Street Name NORTH 8TH STREET
LEGAL DESCRIPTI	01	300	INKIII OIII SIKISI
Addition, Block, Lot NORTH	. BLOCK 11, LOT 2,3&6		Total Number of Units in Building 1
	7		VA
SECTION 2: OWNE	RINFORMATION (omplete at leas	t one listed helow
A. Individual Own	ership		1 - 21
Owner First Name RYAN & EMMA	Owner Last Narr ZENT	ie	Primary Telephone Number 432-294-0939
Mailing Address			Email Address EMMA.COVINGTON@GMAIL.COM
B. Corporate Own	.17		
GD - 1000	restrip	LLC D Kiosk D	Other (Please Explain)
		LLC D Kiosk D	Other (Please Explain)
Ownership Form: DP			Other (Please Explain) Primary Telephone Number
Ownership Form: DP. Business Name	Corporation		
Ownership Form: Property Prope	Corporation		Primary Telephone Number
Ownership Form: DP. Business Name Contact First Name Mailing Address	Contact Last Nar		Primary Telephone Number Email Address
Ownership Form: DP. Business Name Contact First Name Mailing Address SECTION 3: PROPE	Contact Last Nar	ne	Primary Telephone Number Email Address
Ownership Form: DP. Business Name Contact First Name Mailing Address SECTION 3: PROPE A. Individual Owner Property Manager Name	Contact Last Nar RTY MANAGER	ne f Different than	Primary Telephone Number Email Address

Lacknowledge that all information supplied above is true and correct to the best of my knowledge or belief. I further acknowledge that the Short Term Rental that Lown is subject to all provisions of the orders and ordinances of Alpine, and all of the provisions of the codes, statutes, and rules adopted under the codes and statutes of the State of Texas regarding. Short Term Rental establishments, I acknowledge that as a Short Term Rental owner Lam responsible for the payment of Hotel Occupancy Taxes amounting to 7% per stay. Lugiderstand that payment of Hotel Occupancy Taxes is payable to the City of Alpine.

GMING & fed

Emma K Zant

24 Merch 2021



CITY OF ALPINE STR HOMEOWNER'S ASSOCIATION DECLARATION

(Property Address)	OLAV
(Managing HOA Representat	ive Signature)
Date:	
OR	
I DECLARE there is no Hon	neowners Association requirement for this property
906 N 8TH 5	STREET, ALPINE, TEXAS 79830
(Property Address)	44.11
(STR Owners Signature)	

CITY OF ALPINE STR PROOF OF PROPERTY INSURANCE

specifically states it includes short-term-t	erm-rental insurance or an insurance policy that rentals for the property listed on my STR-SUP insurance policy to my STR-SUP application.
Property Owner's Signature	Date
Property Owner's Signature	Date
OR	
STR-SUP application. I understand that i	short-term rental coverage on the property listed in my my homeowners or landlord may not adequately over n to sign the General Release of Liability on the
following page.	

GENERAL RELEASE OF LIABILITY

GENERAL RELEASE OF LIABILITY
I, Emma K Zent of 906 W. 8th Street. Short Term Rental Operator Aprile To this General Release of Liability ("Agreement") for no payment or consideration.
THEREFORE under the terms of this Agreement and sufficiency of which is hereby acknowledged, do hereby release and forever discharge City of Alpine, of 100 N. 13th Street, Alpine, Texas, 79830 (Hereinafter the "Releasee") including their agents, employees, successors, and assigns, personal representatives, affiliates successors and assigns, and any and all persons, firms or corporations liable or who might be claimed to be liable, whether or not herein named, none of whom admit any liability to the undersigned, but all expressly denying liability, from any and all claims demands, damages. Actions, causes of action or suits of any kind or nature whatsoever, which I now have or may hereafter have, arising out of or in any way relating to any and all injuries and damages that may develop in the future, as a result or in any way relating to the undersigned's decision, as a Short Term Rental Operator in Alpine, to opt out of purchasing liability insurance for the Operator's Short Term Rental.
It is understood and agreed that this Agreement is made and received in full and complete settlement and satisfaction the causes of action, claims, and demands mentioned herein; that this Release contains the entire Agreement between the parties; and that the terms of this Agreement are contractual and not merely a recital. Furthermore, this Release shall be binding upon the undersigned, and his respective heirs, executors, administrators, personal representatives, successors, and assigns. This release shall be subject to and governed by the laws of the State of Texas.
This Release has been read and fully understood by the undersigned and has been explained to
me.
EXECUTED this 24 day of March .20 21
Releasor's Signature: Guille W. Zont Releasor's Printed Name: Guille W. Zont

Book 324 Pase 190

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

WARRANTY DEED WITH VENDOR'S LIEN

(with Vendor's Lieu trunsferred to third party Lendor)

Doc# 100474

June 15

BETTY LOU BEACH and SAME BEACH

Granter's Mailing Additions:

1005 NL 4th Bt Alpine, TX 79830 Brewster County, Texas

RYAN CHRISTOPHER ZENT and EMMAK. ZENT

Grantes's Malling Address:

109 County Road 739 Enterprise, Al. 35330-5835 Coffee County, Alabame

Consideration:

Cesh and a Note that is in the Principal Amount of FFTY THOUSAND AND NOTIOD DOLLARS (\$60,000.00), concusted by Grantee, and payable to the order of USAA FEDERAL SAVENGS BANK ("Lender"). The Note is secured by a vendor's time and superior tide reteine in the Dead in favor of Lender, and by a Dead of Trust from Grantee to TOTA WCCO, Trusting

Property (including any improvements):

All of Lot Six (5), Black Eleven (11), NORTH ADDITION to the City of Alpine, Breweter Count, temes, as per a plat on the in Envelope of 906, Plat Records, SAVE & EXCEPT the south 16 Feet (8 16) of said Lot Six (6), and a portion of Lets Two (2) and Three (3) in said Slock Eleven (11), and further described in the meles and bounds described established as bloom on the survey Plat standed as Established. To, which Establishes are made a part of this instrument by reference and incorporated herein for all purposes.

Reservations from Conveyance:

Enceptions to Conveyance and Warrinty.

Subject to Restrictions recorded in Volume 109, Page 106, Deed Records of Brenster County,

Subject to the lians described as being part of the Consideration; validly existing assements and rights-of-way, whether of record or not, and trees for 2016, which have been promised and adjusted in cash as of the date hereof, the payment of which Grantee assumes.

Organics, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warmaty, grants, softs, and conveys to Grantse the Property, together with all and singular the rights and appartenances thereto in any way belonging, to have each to hold it to Grantse and Grantse's holts, mecessary, and origins flower. Grantse black Grantse's helps and Grantse's helps and discount and successary to versues and threver defined all and ologistse's the Property to Grantse and Grantse's helps, successors, and assigns against overy person whomeover hardely chaining or to claim the same or any part thereof, except on to the Reservations from Conveyance and the Exceptions to Conveyance and Warnesty.

The vendor's lies against and superior title to the Property are retained until such Note described is fully paid according to its terms, at which time this Deed shall become absolute.

When the context requires, singular nouns and pronouns include the place.

USAA FEDERAL SAVINGS BANK ("Lender"), at Grantes's request, has paid in cash to Granter that portion of the purchase price of the Property that is exidenced by the Note. The vendor's lien against and experior tills to the Property are retained for the benefit of Lender, its successors and/or sesigns, and are transferred to Lender without recourse against Granter,

Book 324 Pase 191

EXECUTED by Greater as of the Data Seat above welton.

Better Low Beach

SAME BEACH

(Acknowledgment)

STATE OF TEXAS

•

COUNTY OF BREWSTER

_, 2016, by BETTY LOU GEACH and SAM E.

BEACH

[See!]



AFTER RECORDING RETURN TO:

ELLYION ABSTRACT P.O. BOX 418 ALPRE, TX 79631 GF0 201601294

...

PREPARED IN THE LAW OFFICE OF:

JOSEPH P. JAMES ATTORNEY AT LAW P.O. BOX 2013



METERS AND BOUNDS

THE STATE OF THEM

THE COURT OF RESISTER

Hotes and bounds description of all of Lot 6, Block 11, mosts and bounds description of all of the 4, slock 11, worth Addition to the City of Alpine, as per a plet on file in Envelope \$108, Plat Records, SAVE AND ENCEPT the South 18.0 feet of said Lot 6, and a portion of Lots 2 and 3, said Slock 11, as described in Exhibit "A" in Vol. 43, P. 832, Official Public Records, in the office of the County Clerk, Browster County, Texas, said tract being more particularly described as follows:

BEGINNING at a fence corner post (originally a $3/8^{\circ}$ iron rod) found for the common corner of Lots 2, 3, 6 and 7;

THENCE Morth 26deg.45' Neet 39.89 feet to a $4\sigma''$ iron rod found for the Northwest corner of said tract described in said Exhibit "A";

THENCE North 63dag.00' East 48.8 feet to a point for the Mortheast corner of said Exhibit "A";

THENCE South 27deg.00' East 65.80 feet to a point for the Southeast corner of said Exhibit "A";

THEMCE South 62deg.57' Nest 48.95 feet to a fence corner post for the Southwest corner of said Embibit "A";

THENCE South 27deg.00' East 24.53 feet to a fence corner post in the East line of said Lot 6;

THENCE South 63deg.00' West 138.74 feet to a W iron rod found in the West line of said Lot 6;

THENCE North 27deg, 05° West 51.34 feet to a fence corner post found for the Northwest corner of said Lot 6_{I}

THENCE North 62deg.56' East 138.82 feet to the point of beginning.

Bearings are based on the record East line of Block 11.

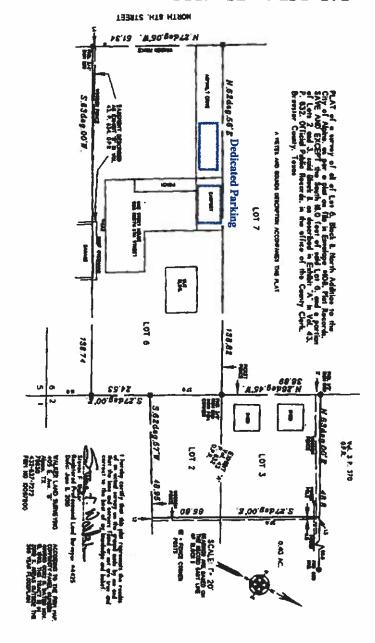
A plat of this survey accompanies this plat.

I hereby certify that the foregoing description represents the results of an actual survey on the ground made by me or under my direct supervision and that the lines and corners found or set are true and correct to the best of my knowledge and helief.

Registered Professional Land Surveyor \$4425

FEM 80. 10097800

Date: June 11, 2016



A 1 40 8 7 6

Oct 1 CO474
b Pages 4
O6/20/2016 9:53AN
Filed & Recorded in
Official Records of
BREWSTER COUNTY
BERTA RIGB-MARTIMEZ
COUNTY CLERK
Fees \$38.00

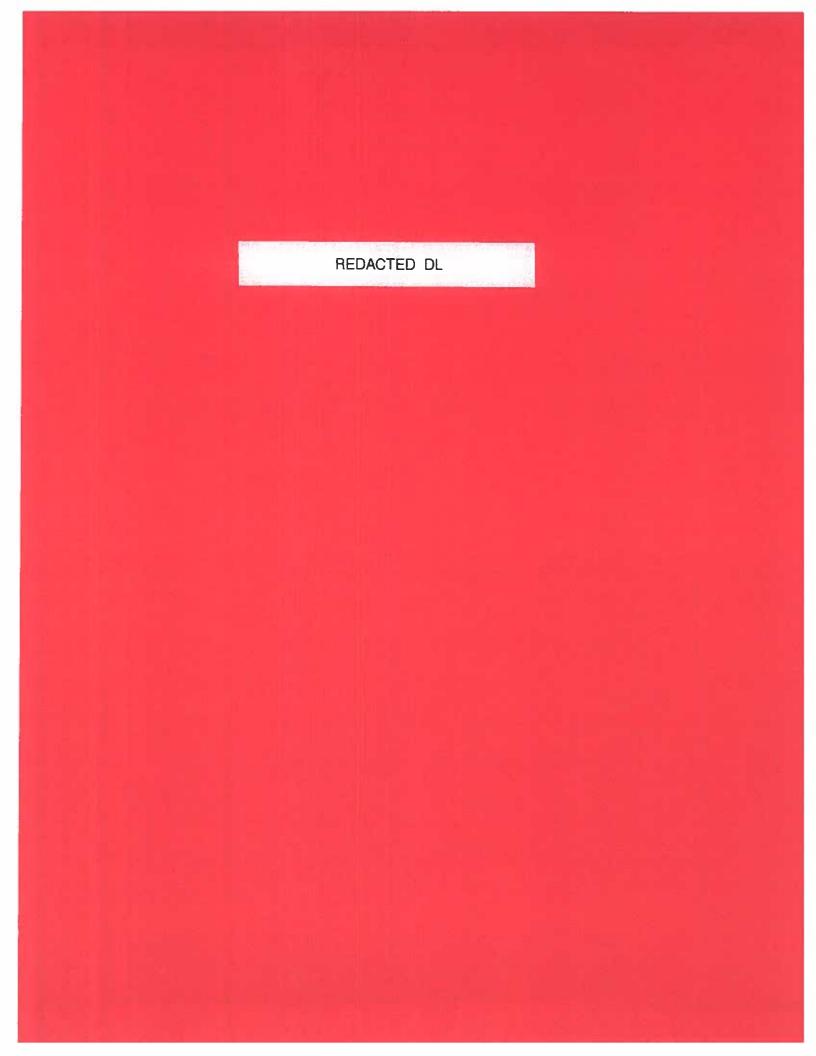
STATE OF TEXAS
COUNTY OF BREWSTER
I hereby certify that this Instrument was
FILED on the date and at the time stamped
hereon by me and mes duly RECORDED in the
Volume and Pase of the Official Public
Records of Brewster County, Temps
VOL. 324 PAGE 190

RECORDED : 6-2/-20/6

Lette Lin Martinez County Clorie, Browsler County, Tours

9 00 9 50

.3





Welcome to Beach House!

IN CASE OF EMERGENCY CALL 911

OTHER EMERGENCY NUMBERS

Alpine Police Department – 432.837.3486

Brewster County Sheriff's Department – 432.837.3488

Fire Department Non-Emergency Only - 432.837.2366

Animal Control - 432.837.3486

Poison Control - 800.222.1222

Host April – 432.386.8296

SEVERE WEATHER ALERTS

Tune into local radio stations KVLF 1240 AM or KALP 92.7 FM

WIFI CONNECTION INFO

Network Name: Beach house

Password: Beach1995

MORE ABOUT BEACH HOUSE

This is house was once officer housing for the Army post, Fort D. A. Russell, outside of Marfa, which was active from 1911 to 1946. It was moved to the current location in Alpine in the 70s and used as a guest house for the home next door. The property was later split and purchased by Sam and Betty Lou Beach who lived here until 2016. The property is now owned by Sam and Betty Lou's granddaughter.

House Rules — No Smoking, No Parties. Please do not rearrange the furniture.

Heating & Cooling — Instructions for the Mini Split remotes is on the next page.

TV Info - The smart tv has apps available to watch your favorite shows.

You will need your own account to access the apps, such as, Netflix and Hulu.

Don't forget to sign out of your account before checking out.

Trash — There is a dumpster across the street that is available for use.

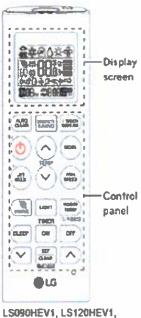
Parking — There is dedicated parking in the carport and driveway. Do not park on the street.

Pets — The Bach House is pet friendly to responsible pet owners. The gate to the driveway can be shut, making the entire property fenced in. Please pick up pet waste and place it in the metal container outside on the back porch. Please do not allow your pet on the furniture.

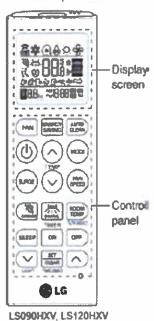
MINI SPLIT REMOTE INSTRUCTIONS

UNIT OPERATION

Remote Controller



LS090HEV1, LS120HEV1, LS180HEV1, LS240HEV1



L3090HAY, L3120HAY

Systems Remote Controllers for Mega and Mega 115V

Table 3: Remote Controller Operation

Table 3: Remoti	e Controller Opera	MOR POR
Control Panel	Display Screen	Description
FAN	帝	Air Circulation Button*: Used to circulate the room air without cooling or heating.
		Auto Cleaning/Energy Saving Buttons*: Sets time related to special functions such as automatic cleaning and placing the unit into energy efficient cooling mode (E).
(N/A	On/Off Butborr. Turns the remote controller power on/off
	*88 °	Temperature Adjustment Buttons: Press up or down 'arrow' temp buttons to adjust temperature during cooling or heating. Display screen will show adjusted temperature.
Θ	* @ ◊\$	Operation Mode Selection Button: Cycles through the operation mode, from top left symbols: Cooling mode: Auto operation or auto changeover. Dehumidhing mode: Heating mode: Heating mode:
(4)	ğıll	Fam Speed Button: Adjusts the indoor fan speed by pressing repeatedly. Also allows for natural air circulation (when wavy arrow is displayed). Note Mega 115V remote controller display will look slightly different.
SURGE	Po	Surge Button (Heating/Cooling)*: Rapid heating or cooling of indoor temperature. Temperature heats or cools in a short period of time.
	**	Air Flow Direction (Swing) Buttons: Adjusts the directions of air flow, vertically or horizontally through louvers.
POCOMI TEMPO ETVICARES	18	Room Temperature Display Button: Displays the current room temperature. Temperature value can be changed from °C or °F when button is pressed and held for 5 seconds.
(SLEEP)	□ /hr	Sleep Mode Auto Button*: Pressing will activate sleep mode timer selection. Pressing the Allows you to select up to 7 hours prior to the unit automatically turning off.
1 TOUCH SOFT AR	77	Touch Soft Air Button: Adjusts the air flow to deflect supply air away from blowing directly onto room occupants.

Figure 3: Single Zone Wall Mount Some functions may not be available on all models.



GUIDEBOOK

Attractions -

Museum of the Big Bend MuseumoftheBigBend.com

Hancock Hill Desk Hike sulorss.edu/page/1077/desk

Mural Tour visitalpinetx.com

Kokernot Baseball Stadium visitalpinetx.com

Gas - (* Pro Tip - Fill up before heading south)

Stripe's

The Triangle

Uncle's

700 East Ave E

1500 US-90

2411 US-90

Alpine, TX 79830

Alpine, TX 79830

Alpine, TX 79830

Groceries, ATM -

Blue Water Natural Food One Mile South 45978, TX-118

Alpine, TX 79830

700 East Ave E

Alpine, Texas

Stripes

Porter's Thriftway 104 N 2nd Street

Alpine, TX 79830

Dollar General 105 N 15th St Alpine, Texas Porter's Thriftway 101 E Sul Ross Street Alpine, TX 79830

Family Dollar 203 East Ave E Alpine, Texas

Dog Park - Kokernot Park off Fighting Buck Avenue.

Events — For updated info on events check with: Chamber of Commerce — www.alpintexas.com;

Big Bend Tourism Council — www.visitbigbend.com; Alpine Avalanche (local newspaper) www.alpineavalanche.com

Laundry — Tumbleweed Laundry, 215 E Holland, Alpine, Texas 79830

Restaurants — For updated info on local restaurants and food trucks check with www.alpinetexas.com

Souvenirs — Many shops and galleries downtown offer souvenirs, as well as True Value Hardware.

CHECKOUT INSTRUCTIONS

Our housekeepers work very hard to make sure everything is clean and sanitized before your arrival. They would greatly appreciate if you could do the following:

- Strip sheets and pillowcases and place in hamper or laundry room
- Place used towels in laundry room or hamper
 - Gather all trash and place in kitchen
- Wash all dirty dishes and clean out coffee pot

THANK YOU FOR STAYING! COME BACK SOON!

MORE ABOUT BIENVENIDO BIG BEND

Hi! I'm April and most likely have been corresponding with you before your arrival. I "married into Alpine" over 20 years ago when I met my husband who was born and raised here. Having grown up on a cotton farm, I was used to rural living. But I never expected to fall in the love with the desert mountains. Alpine and the entire Big Bend is a truly unique area. The love of the area and my love of hospitality were married when I had the opportunity to manage short term rentals. I began Bienvenido Big Bend and have continued to add to my portfolio of vacation homes in Alpine.

I am honored that the owners of Beach House have entrusted me to manage their home, and grateful that you have chosen to reserve it for your stay. My staff and I take pride in providing clean and comfortable homes to visitors in the area.

Enjoy your stay and Bienvenido a Big Bend!



k.	Short Term Rental Special Use Permit for 2400 US Hwy 90 SP#13. Owner of record is Valerie Coggins.

TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

CITY OF ALPINE

Ir.Itial inspection: At the time of initial application the short-term rental shall be inspected by the Building Official of designee. The purpose of this inspection is to assure conformance of the dwelling unit with the international Residential Code, International Fire Code, Property Management Code and City of Alpine Short-Term Rental of dinance, related to potential safety issues and to establish maximum occupancy, including but not limited to an approved means of egress from every bedroom. A follow up inspection is included in the initial fee. Any further inspections will cost \$ 35.00 each. An inspection won't occur until all required application documents have been received by the city.

Property Address 2400 F HWY 90 Pr	operty OwnerPhone
Local Representative April McAngly	Phone 43A - 386 - 8296
Parking Diagram approved Yes / No	Number of occupants approved Yes / No
General Requirements:	Mechanical:
House numbers installed and clearly visible from street. Smoke alarms installed in all sleeping rooms. Carbon Monoxide detectors as required by fire code Fire Extinguisher or Sprinkier System Sapitation: All plumbing fixtures connected to sanitary sewer with Approved P-traps. All plumbing fixtures connected to approved water supply Hot and cold water. No signs of mold or mildew on wall surfaces. No signs of infestation from rodents or insects. All sanitary facilities installed and maintained in safe and Sanitary condition.	 Every habitable room contains at least two electrical outlets and light Fixtures. Ali electrical equipment, wiring, and appliances have been installed and are in a safe manner Dwelling is equipped with heating facilities in operating condition. All solid fuel burning appliances are installed per applicable codes maintained in safe working condition. Dwelling has proper ventilation in all rooms and areas where fuel All fuel burning appliances are installed. Structural:
Safety: Basement and all sleeping rooms are provided with windows Designed to meet egress standards or exterior doors All stairs, decks, and balconies over 30 inches in height are Provided with approved guardralis. Requirements of the IBC and IRC are met for dwelling units. Dwelling has no broken windows or doors No broken, rotted, split, buckled of exterior wall or roof Coverings that affect the protection of the structural elements Behind them.	Dwelling has no sags, splits or buckling of ceilings, roofs, ceiling or roof supports or other horizontal members due to detective material or deterioration. No split, lean, list, or buckle of dwelling walls, partitions or other Vertical supports due to detective material or deterioration. No evidence of decay or damage to exterior stairs or decks.
Any of the above items which have been checked must be correct permit.	ed and re-inspected prior to the issuance of a transient/short-term rental
To request an inspection please call 432,837,3281 Building Service	<u>s.</u>
Inspected by: AUTIHALE TOEP WSP	Approved Date: 4.1.2621



March 29, 2021

City of Alpine 100 N. 13th St., Alpine, TX 79830

Dear Geo Calderon and the Alpine City Council,

We are proposing that we use The Villa, located at 2400 E Hwy 90 SP#13 in Alpine, Texas as a short-rental property. The home has been acting in this capacity since March 2021. No harm will be caused to the value of the property or to other homes in the neighborhood due to the use as a short-term rental.

Visitors to The Villa have commented on the beautifully decorated home and convenience of having a large space for families to stay that is close downtown, Sul Ross and easy access to the Big Bend National Park.

The Villa is managed by Bienvenido Big Bend and has been since it's opening of a short-term rental earlier this year. I am dedicated to representing this property, as well as the City of Alpine as a positive and welcoming vacation destination to visitors while striving to reduce any inconvenience to residential neighbors.

Sincerely,

April McAnally

Owner

Bienvenido Big Bend

(in the Willially

432-386-8296

bienvenidobigbend@gmail.com

Bienvenidobigbend.com

117 N 6th St. Alpine, Texas 79830



For Building Services Use Only				
Date Submitted:	Receipt No:			
BLD Inspection:	Fire Inspection:			
Approved:	Not Approved:			

City of Alpine, Texas

Short-Term Rental Special Use Permit (STR-SUP) Application

	on-refundable) Please complete one application per property
	on-Owner-Occupied Multi-Unit Non-Owner Occupied
THE RESERVE OF THE PARTY OF THE	New Construction
PART 1. PROPERTY INFORMATION	
Street address of property	
2400 E HWY 9	0 SP#13. Atpine, Texas 79830
ACTIVITY OF THE PROPERTY OF TH	of survey or describe meets and bounds on 8 % × 11 sheet) ddition STUCKE TRAILER PARK
Square footage of property Number of	Bedrooms & Units Size of property lot
840 sq ft 2 Bedroo	m, 2 Bath NO LAND SEGMENTS EXIST
Present zoning district M1	Proposed use of the property Short-Term Rental
Zoning ordinance provision requiring a condition STR	onal use (This box will be completed by the Building Official)
PART 2. PROPERTY OWNER INFORMATION	
	sheet of paper with additional owners' information if necessary)
VALERIE K COGGINS	
Mailing address of property owner (cannot be a 906 E AVENUE B	P.QuBox)
City/State/Zip code of property owner	THE PARTY AND A SECOND
ALPINE, TEXAS 79830	0 0/9
Telephone number of property owner	Email address of property owner
432-294-0683	VALERIECOGGINS@HOTMAIL.COM
PART 3. DESIGNATED OPERATOR'S INFORM	MATION
Name of designated operator	
ASSISTANCE BY APRIL dba H	BIENVENIDO BIG BEND
Designated operator's physical address (must b	e located within 30 minutes of STR property)
117 N.	6th St.
City/State/Zip code of designated operator	
Alpine,	Texas 79830
Felephone number of designated operator 432-386-8296	Email address of designated operator bienvenidobigbend@gmail.com
-02-000-0210	Person Assessed Programmes

PART 4. SUPPORTING DOCUMENTS

Please complete and submit the following attached documents with application

- ✓ STR Local Representative Certification: Please provide a copy of Driver's License if different from STR owner)
- 2. Homeowner's Association Declaration: See attachment
- 3. Proof of Property Insurance: Please complete attachment and provide a copy of a property insurance summary that states STR coverage is included and/or complete General Release of Liability waiver (See attachment)

Please submit the following documents with your application

- 4. Letter: Submit a letter describing the proposed STR use, describe whether the proposed STR will, or will not cause substantial harm to the value, use, or enjoyment of the other properties in the neighborhood. Also describe how the proposed STR will add to the value, use or enjoyment of other properties in the neighborhood.
- 5. Floor Plan: A Sketch floor plan of the dwelling with dimensional room layout. Please identify sleeping areas, evacuation route(s) and location of fire extinguishers.
- 6. Parking Requirement: A site plan/survey of the property that indicates the maximum number of vehicles that can be legally parked on the property. Parking spaces cannot include on-street parking, sidewalks, alleys or other public rights-of-way (see example)
- 7. Driver's License: Please provide a copy of STR owner's driver's license
- 8. Proof of STR Property Ownership: Property tax documents, deed, or copy of title (all owners must sign application
- Info Sheet: A copy of the informational sheet/brochure that is provided to guests of the STR. Please include:
 - A.) The 24-hour contact information of the STR owner or local representative
 - B.) Neighborhood info such as parking and noise restrictions, trash collection schedules, etc.
 - C.) Emergency and non-emergency telephone numbers for police and fire departments
 - D.) Instructions for obtaining severe weather, natural or man-made disaster alerts.

Part 5. ADDITIONAL SUPPORTING DOCUMENTS FOR COMERCIAL PROPERTIES ONLY

10. illumination Plan (see attachment)

PART 6. ADDITIONAL SUPPORTING DOCUMENTS FOR NEW CONSTRUCTION ONLY

- 11. Site Application Form B: Application of site plan approval (Section 20, see attached Form "B") The site plan submission shall meet the requirements of Section 20.04 (A)(E) Site Plan Requirements.
- 12. Letter: Submit a letter describing conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations

PART 7. ACKNOWLEDGEMENTS

- All STR-SUP 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.
- ✓ At least ten (10) before the public hearing for a STR-CUP application, the city will send written notice to all property owners within 200 feet of the STR to inform them of the use of the STR-CUP application. The notice will provide the applicant's 24-hour contact information and information about STR regulations.
- 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 STR-SUP can only be approved by city council through the public hearing process.

Sec. 1.5

	ning or for an amendment to the zoning ordinance shall have our months to request and be scheduled on an agenda before
THE RESERVE AND ADDRESS OF THE PARTY OF THE	Profits to the Profit of the Control
	City Council, if after said period of four months an
application has not been scheduled before	re the commission and city council said application, along
with the required filing fee may be resub-	mitted any time thereafter for reconsideration, Delays in
THE PARTY OF THE PROPERTY OF THE PARTY OF TH	ing and Zoning Commission and City Council created by city
THE RESIDENCE OF THE PROPERTY	BY A VEHICLE OF THE ACT OF THE PARTY OF THE
staff shall not be considered a part of the All short-term rentals are subject t	tour month period. To fire inspections before issuance of a STR-SUP permit. The
inspections will include compliance with	the 2018 International Fire Code, 2015 International
AND COMPANY OF THE PARTY OF THE	ding Code and all applicable City of Alpine Code of
The latest region of the lates	uing code and all applicable City of Alphie Code of
Ordinances.	A STATE OF THE STA
After a STR-SUP is approved, all sho	rt-term rentals must register with the city annually. There is
a \$100 annual registration fee.	
All short-term centals are required t	o pay a hotel occupancy monthly or quarterly to the City of
	T taxes is grounds for revocation of a STR-SUP.
■ I have read and understand all of the standard of the s	he requirements as set forth by the application for a Short-
	owledge that all requirements of this application have been
met at the time of submittal.	
	WAYS OF A STD SUD ALL DOODSOTY OWN EDS
CONTRACTOR OF THE CONTRACTOR O	ILING OF A STR-SUP (ALL PROPERTY OWNERS
MUST SIGN, SUBMIT AN ADDITIONAL	SIGNATURE PAGE IF NECESSARY)
	SALES OF THE PROPERTY OF THE PARTY OF THE PA
Malan A	
Valerie Coggins	Merce Coggins
Print Property Owners Name	Property Owners Signature
Print Property Owners Name	Property Owners Signature
	Property Owners Signaturi
The State Of Texas	
The State of Texas	
The State Of Texas	
The State Of Texas County Of Brewster Before Me On Texas (Notary) Known to me for provid to me on the eath of card or oth	on this day personally appeared (Applicant) er document) to be the person whose name is subscribed to the foregoing
The State Of Texas County Of Brewster Before Me On Texas (Notary) Known to me for provid to me on the eath of card or oth	on this day personally appeared Valence Coggins (Applicant)
The State Of Texas County Of Brewster Before Me On Texas (Notary) Known to me for provid to me on the eath of card or oth	on this day personally appeared (Applicant) er document) to be the person whose name is subscribed to the foregoing e same for the purposes and consideration therein expressed.
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CITY OF ALPINE SHORT TERM RENTAL REGISTRATION

New Change

processing the second of the s	GALL CONTRACTOR SALES COMME	A CONTROL COLUMN TO THE COLUMN
SECTION 1: PROPER	FY INFORMATION	
Property Name THE	VILLA Street Number 2400	Street Name US.HWY 90 SP#13
LEGAL DESCRIPTION	N A STATE OF THE S	
Addition, Block, Lot STU	CKE TRAILER PARK	Total Number of Units in Building 1
		AY A A SHEET AND A
SECTION 2: OWNER I	NFORMATION Complete at lea	st one listed below
A. Individual Owners		THE PT I THE THE
Owner First Name VALERIE	Owner Last Name COGGINS	Primary Telephone Number 432-294-0683
Mailing Address 906 E A	VE B, ALPINE, TEXAS 79830	Email Address VALERIECOGGINS@HOTMAIL.COM
B. Corporate Ownersl	THE STATE OF THE S	VALUE NO CONTROL CONTR
	ership Corporation LLC Kiosk	Other (Please Explain)
Business Name		人民 一局.
Contact, First Name	Contact Last Name	Primary Telephone Number
Mailing Address	A sign of	Email Address
400		1 3 3 0 0 00
SECTION 3: PROPERT	Y MANAGER If Different than	owner 650
A. Individual Ownersh	ip Canada	AB C
Property Manager Name		Primary Telephone Number 432-386-8296
Mailing Address PO BOX 1235. A	ALPINE, TEXAS 79830	Email Address BIENVENIDOBIGBEND@GMAIL.COM

I acknowledge that all information supplied above is true and correct to the best of my knowledge or belief. I further acknowledge that the Short Term Rental that I own is subject to all provisions of the orders and ordinances of Alpine, and all of the provisions of the codes, statutes, and rules adopted under the codes and statutes of the State of Texas regarding Short Term Rental establishments. I acknowledge that as a Short Term Rental owner I am responsible for the payment of Hotel Occupancy Taxes amounting to 7% per stay. I understand that payment of Hotel Occupancy Taxes is payable to the City of Alpine.

Valerie Coggino Valerie Coggino 3/23/2021
Applicant's Signature Printed Name Date

CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

New □ Change

24-hour Representative: The short-term rental owner and designated representative's name, physical address, email address and phone number must be provided to the City upon permit application and annual renewal. The information shall be kept current at all times. The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes, and if requested they must respond. If there is a change in the designated representative the property owner must immediately submit to the City the name and contact information of the new representative.

Short-Term Rent	al Address: 2400	E HWY 90 SP# 13, AL	PINE, TEXAS 7	9830	
Property Owner	Name: VALE	RIE COGGINS			
Local Representa	tive:		THE STATE OF		axids
Name: APRIL I	MEANALLY	Telephone: 4	32-386-8296		
Physical Address:	117 N 6TH ST. ALP	NE, TEXAS 79830	Email: BIEN	VENIDOBIGBENI	@GMAIL.COM
Mailing Address:	PO BOX 1235, ALP	INE, TEXAS 79831		THE	
3	Bealth .	A	OF State		

Local Representative Responsibilities:

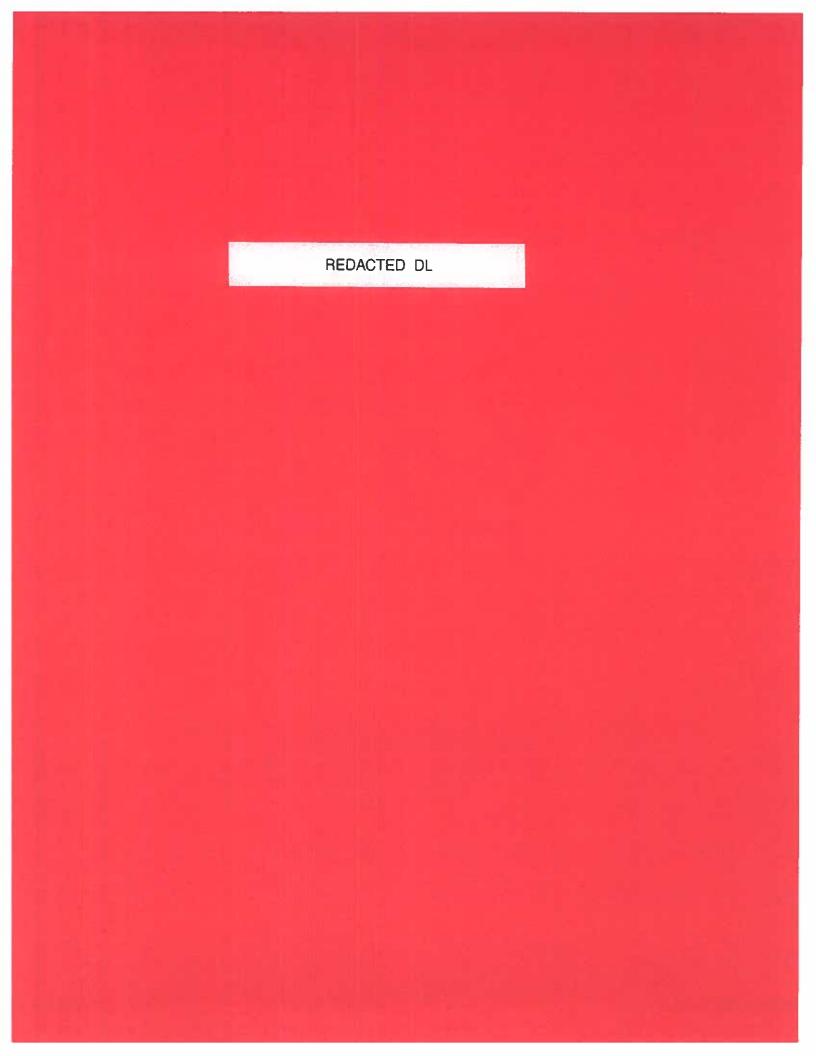
- The owner or representative shall be available by phone (24 hours a day, seven days a week) to
 ensure a response to complaints regarding emergencies and the condition, operation, or conduct
 of the occupants.
- A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes.
- If there is change in the designated representative the property owner must submit to the City the name and contact information of the new representative.
- Neighbor Notice: The City shall provide an initial mailing or email to neighbors within a 200-foot radius of the short-term rental property address. The notice shall contain the owner and representative contact information, a parking plan, and the city website address where the information is also posted. The neighbors and the city shall be immediately informed whenever there is a change in contact information.

By signing below, the local representative acknowledges that he/she has read, fully understands and agrees to comply with the responsibilities outlined above. Please provide a copy of Driver's License if different from STR property owner.

Local Representative Signature:

Date: 3/29/2021

Property Owner's Signature: Valence Coggine Date: 3/23/2021



CITY OF ALPINE STR HOMEOWNER'S ASSOCIATION DECLARATION

I DECLARE the homeowner's association for which this property belongs allows transient rental /short-term rental dwellings.

(Proper	y Address)	
(Manag	ng HOA Representative Signature)	1
Date:		
OR	THE WAY AND THE STATE OF THE ST	R.
I DECL	ARE there is no Homeowners Association requirement for this prop	erty.
(Propert	Address)	,.
(STR O	mers Signature)	-
Date:	3/23/2021	

CITY OF ALPINE STR PROOF OF PROPERTY INSURANCE

I declare that I have obtained short-term-rental insurance or an insurance policy that specifically states it includes short-term-rentals for the property listed on my STR-SUP application. I have attached proof of this insurance policy to my STR-SUP application.

Property Owner's Signature	3/23/2021 Date
IO L	A
Property Owner's Signature	Date
OR	

I declare that I do not have specific short-term rental coverage on the property listed in my STR-SUP application. I understand that my homeowners or landlord may not adequately over my short-term rental. Further, I will opt in to sign the General Release of Liability on the following page.

Date: 03/23/2021

AUDIE & VALERIE COGGINS

CERTIFICATE OF INSURANCE

New Hampshire:

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend, or after the coverage, terms, exclusions, and conditions afforded by the policy or policies referenced herein.

All Other States:

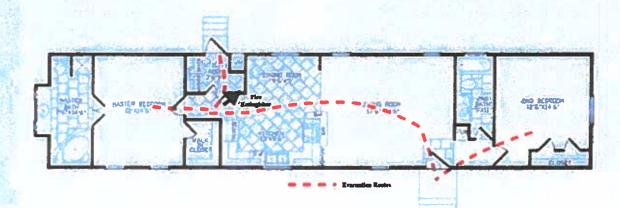
This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not affirmatively or negatively amend, extend or after the coverage, terms, exclusions, conditions, or other provisions afforded by the policy referenced herein.

POLICYHOLDER: VALERIE COGGINS					
POLICY NUMBER:		11	FFECTIVE DATE:		EXPIRATION DATE:
0019588548	*	0	3/23/2021		03/23/2022
issued ey: Foremost Insurance Company	Grand Canida	Adiobinan MA	C# 4440E	_	
POLICY TYPE:		IT COVERED (MH ON		SERIAL NI	MBER (MH ONLY):
Manufactured Home (MH)		20 SOLITAIRE GI	- · · · ·	EMH-TX	
LOCATION ADDRESS:					
2400 E HWY 90 TRLR 13, ALF	INE TX, 79830				
ADDITIONAL WICKEST #1					LOAN NUMBER:
ADDITIONAL INTEREST #2:					LOAN NUMBER:
2 - 5 - 111 - 121 -			the policy	nsted in	cludes the peril of flood.
PL CGL Medical Payments Deductible: 1000	\$	909,000	For Golf Cart All States: T vehicle llabili state's financ of a motor vei North Caroli golf cart liabi golf cart is us	Liability he refere ty policy lat respondice on p na: Per ti lity cover ed for go	Verification: nced policy is not a moto and will not meet your nsibility laws for operation bublic highways. ne terms of the policy, age only applies if the Ifing.
Medical Payments	1,190.00		For Golf Cart All States: T vehicle llabili state's financ of a motor vel North Carolii golf cart llabil golf cart is us Texas: If the	Liability he refere ty policy ial respon ial Per ti lity cover ed for go golf car activities,	Verification: need policy is not a moto and will not meet your nsibility laws for operation public highways. age only applies if the lifing. Is used in connection there is no coverage per

Ranchers & Farmers Mutual Insurance Co. Beaumont, TX Manufactured Home Insurance Binder BINS APP1664383

This insurance binder is a temporary contract and will expire on the expiration date shown. A policy, or an endorsement to an existing policy, will be issued within thirty (30) days providing any premiums due are paid in full prior to the expiration date of this binder. This binder is subject to the terms, conditions, and limitations of the policy form currently in use by the underwriting company(lee).

Effective Date	12/21/2020		Expiration Date 12/21/2021	THE RESERVE OF THE PARTY OF THE
TO THE MENT OF STREET	At 12:01 a.r	n. Standard Tir	ne at the residence premises.	
VALERIE H COGG 2400 E HWY 80 LC ALPINE, TX 79830	insured insured in ins		Lienholder	
El a Salar anno 11 ann		line and the second	Losn #	
		Location & De	scription of Home	SET THE REAL PROPERTY.
Risk Location 2400 E Hi	GHWAY 90,TRLR (SALP)	NE,TX,79830-6111		Tentiory 16C
Manufacturer/Model EM	HSOUTARE-OKU-278		SA PASSAGE AND	ALIGHET, SPORT
Year 2020	Length 72	Width 16	Serial Number EMH-TX-23361	County BREWSTER
English and a second	Coverag	e, Description,	Deductible(s) and Limits	1207
Coverage Description	A STATE OF		Deductible	Limits
SECTION I PROPERT COVERAGE A - DWELLI FLOOD COVERAGE REPLACEMENT COST-I COVERAGE B - ADJACE COVERAGE C - PERSON COVERAGE D - ADDITIO COVERED PERIL - COM	NG MOBILEHOME NT OR OTHER STRUCTI WAL PROPERTY WAL LIVING EXPENSE	RES	\$500	\$67,000 \$57,000 \$67,000 \$2,000 \$5,700 \$5,700
SECTION II LIABILITY CPL - OWNER LIABILITY MEDICAL PAYMENTS DEDUCTIBLES - SECT DEDUCTIBLE - ALL PERI DEDUCTIBLE - WIND HAI	LS	el Lloyds Insurance C	*\$00 \$1,000	\$25,000 \$500
* Valera	Coggina	12/22/2020	Annual Premium and Fess	\$887.00
POLICY FEE - \$45.00		4		
Undanwitten by: NALICO General Age P.O. Box 132999 Dallas, Texas 75313 1-800-888-3008	incy, the.		Authorized Representative Sympose Brisks	



Two Car Covered Carport



Kesterson Retail LLC

DBA Solitaire Homes of Midland 4808 West Wall Street Midland, TX 79703 Phone 432 262 0878 www.solitairehomes.com

-RAME SESSE	e Address: 21	114.7	- Table 1	ate.	Tx 7	73233
Manufa			(Model)		orial #)	Circle One: Used
Check One:	Personal Check	Cash	Credit Card	0	Certified Check	Duysons Chot
Desc	ription				\$	
52	agricut !	Full			\$ 5/	784.71
	5 / Kontol				\$	
					\$	
					\$	-
					\$	
					\$	
Remark	8:					
Total An	nount Collecte	d			\$ 56	784.71
Receive	d By:	- a				
W	TE-CHISTOMER	4 Lo	LECRPORATE		PINK-SALES	CENTER



Welcome to The Villa!

IN CASE OF EMERGENCY CALL 911

OTHER EMERGENCY NUMBERS

Alpine Police Department – 432.837.3486

Brewster County Sheriff's Department – 432.837.3488

Fire Department Non-Emergency Only - 432.837.2366

Animal Control - 432.837.3486

Poison Control - 800.222.1222

Host April - 432.386.8296

SEVERE WEATHER ALERTS

Tune into local radio stations KVLF 1240 AM or KALP 92.7 FM

WIFI CONNECTION INFO

Network Name: Trailer 13

Password: 1234567890

House Rules — No Smoking, No Pets, No Parties. Please do not rearrange the furniture.

TV Info - The smart tv has apps available to watch your favorite shows.

You will need your own account to access the apps, such as, Netflix and Hulu. Don't forget to sign out of your account before checking out.

Trash — There are dumpsters located on either side of the home that are available for use.

Parking — There is dedicated parking in the car-port located to the east of the home. Please park in the allotted spaces or the driveway. Do not park on the street.

GUIDEBOOK

Attractions -

Museum of the Big Bend MuseumoftheBigBend.com Hancock Hill Desk Hike sulorss.edu/page/1077/desk

Mural Tour visitalpinetx.com

Kokernot Baseball Stadium visitalpinetx.com

Gas - (* Pro Tip - Fill up before heading south)

Stripe's 700 East Ave E Alpine, TX 79830 The Triangle 1500 US-90 Alpine, TX 79830 Uncle's 2411 US-90 Alpine, TX 79830

Groceries, ATM -

Blue Water Natural Food One Mile South 45978, TX-118

Alpine, TX 79830

Porter's Thriftway 104 N 2nd Street Alpine, TX 79830

Porter's Thriftway 101 E Sul Ross Street Alpine, TX 79830

Stripes 700 East Ave E Alpine, Texas Dollar General 105 N 15th St Alpine, Texas Family Dollar 203 East Ave E Alpine, Texas

Dog Park - Kokernot Park off Fighting Buck Avenue.

Events — For updated info on events check with: Chamber of Commerce — <u>www.alpintexas.com</u>; Big Bend Tourism Council — <u>www.visitbigbend.com</u>; Alpine Avalanche (local newspaper) www.alpineavalanche.com

Laundry — Tumbleweed Laundry, 215 E Holland, Alpine, Texas 79830

Restaurants — For updated info on local restaurants and food trucks check with www.alpinetexas.com

CHECKOUT INSTRUCTIONS

Our housekeepers work very hard to make sure everything is clean and sanitized before your arrival. They would greatly appreciate if you could do the following:

- Strip sheets and pillowcases and place in hamper or laundry room
- Place used towels in laundry room or hamper
 - Gather all trash and place in kitchen
- Start dishwasher or wash all dirty dishes and clean out coffee pot

THANK YOU FOR STAYING!
COME BACK SOON!

MORE ABOUT BIENVENIDO BIG BEND

Hi! I'm April and most likely have been corresponding with you before your arrival. I "married into Alpine" over 20 years ago when I met my husband who was born and raised here. Having grown up on a cotton farm, I was used to rural living. But I never expected to fall in the love with the desert mountains. Alpine and the entire Big Bend is a truly unique area. The love of the area and my love of hospitality were married when I had the opportunity to manage short term rentals. I began Bienvenido Big Bend and have continued to add to my portfolio of vacation homes in Alpine.

I am honored that the owners of The Villa have entrusted me to manage their home, and grateful that you have chosen to reserve it for your stay. My staff and I take pride in providing clean and comfortable homes to visitors in the area.

Enjoy your stay and Bienvenido a Big Bend!



l.	Short Term Rental Special Use Permit for 704 E Sul Ross. Owner of record is A Rothey & Linda Piedad.	Adam
1		

TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

CITY OF ALPINE

ir itial inspection: At the time of initial application the short-term rental shall be inspected by the Building Official or designee. The purpose of this inspection is to assure conformance of the dwelling unit with the international Residential Code, international Fire Code, Property Management Code and City of Alpine Short-Term Rental ordinance, related to potential safety issues and to establish maximum occupancy, including but not limited to an approved means of egress from every bedroom. A follow up inspection is included in the initial fee. Any further inspections will cost \$ 35.00 each. An inspection won't occur until all required application documents have been received by the city.

Property Address TUY 5 DUVVOSS P	roperty OwnerPhone
Local Representative April McaNally	Phone 432-386-8296
Parking Diagram approved Yes / No	Number of occupants approved Yes / No
General Requirements:	Mechanical:
House numbers installed and clearly visible from street. Smoke alarms installed in all sleeping rooms. Carbon Monoxide detectors as required by fire code Fire Extinguisher or Sprinkler System Sanitation: All plumbing fixtures connected to sanitary sewer with Approved P-traps. All plumbing fixtures connected to approved water supply Hot and cold water. No signs of mold or mildew on wall surfaces. No signs of infestation from rodents or insects. All sanitary facilities installed and maintained in safe and Sanitary condition.	Every habitable room contains at least two electrical outlets and ligh Fixtures. All electrical equipment, wiring, and appliances have been installed and are in a safe manner Dwelling is equipped with heating facilities in operating condition. All solid fuel burning appliances are installed per applicable codes maintained in safe working condition. Dwelling has proper ventilation in all rooms and areas where fuel All fuel burning appliances are installed. Structural:
Safety: Basement and all sleeping rooms are provided with windows Designed to meet egress standards or exterior doors All stairs, decks, and balconies over 30 inches in height are Provided with approved guardralls. Requirements of the IBC and IRC are met for dwelling units. Dwelling has no broken windows or doors No broken, rotted, split, buckled of exterior wall or roof Coverings that affect the protection of the structural elements Behind them.	Dwelling has no sags, splits or buckling of ceilings, roofs, ceiling or roof supports or other horizontal members due to detective material or deterioration. No split, lean, list, or buckle of dwelling walls, partitions or other Vertical supports due to detective material or deterioration. No evidence of decay or damage to exterior stairs or decks.
Any of the above items which have been checked must be correcte permit.	d and re-inspected prior to the issuance of a transient/short-term rental :
To request an inspection please call 432.837.3281 Building Service	<u>.</u> <u></u>
Inspected by: DAVID HALL TOFF IN	Actor Approved Date: 4.15.7071
Requires re- inspection	Approved Date:



April 13, 2021

City of Alpine 100 N. 13th St., Alpine, TX 79830

Dear Geo Calderon and the Alpine City Council,

We are proposing that we use El Nopal Casita, located at 704 E Sul Ross Street in Alpine, Texas as a short-rental property. The home has been acting in this capacity since June of 2020. No harm will be caused to the value of the property or to other homes in the neighborhood due to the use as a short-term rental.

Visitors to El Nopal frequently comment on the location and enjoy the proximity to Sul Ross State University, the Museum of the Big Bend, Hancock Hill and the main downtown area.

El Nopal Casita is managed by Bienvenido Big Bend and has been since it's opening of a short-term rental in 2020. I am dedicated to representing this property, as well as, the City of Alpine as a positive and welcoming vacation destination to visitors while striving to reduce any inconvenience to residential neighbors.

Sincerely,

April McAnally

Owner

Bienvenido Big Bend

April Milledly

432-386-8296

n 🔀

bienvenidobigbend@gmail.com





For Building Services Use Only	
Date Submitted: Receipt No:	
BLD Inspection: Fire Inspection: _	-
Approved: Not Approved:	_

City of Alpine, Texas

Short-Term Rental Special Use Permit (STR-SUP) Application

-	on-refundable) Please complete one application per property
	on-Owner-Occupied Multi-Unit Non-Owner Occupied
	New Construction
PART 1. PROPERTY INFORMATION	
Street address of property 704 E SUL R	OSS, ALPINE, TEXAS 79830
9 aloun 2 Ad	of survey or describe meets and bounds on 8 % x 11 sheet) HANCOCK
Square footage of property Number of 2 Bedroom	Bedrooms & Units Size of property lot m, 1 Bath 5144.64 sq ft
Present zoning district	Proposed use of the property
	nal use (This box will be completed by the Building Official)
PART 2. PROPERTY OWNER INFORMATION	1000
Mailing address of property owner (cannot be P.	heet of paper with additional owners' information if necessary) EY & LINDA PIEDAD
313 BEE	O Box) CHWOOD LANE
	L, TEXAS 75019
Telephone number of property owner 512-694-9959	Email address of property owner ADAMROTHEY@GMAIL.COM
PART 3. DESIGNATED OPERATOR'S INFORMA	ATION
Name of designated operator	
ASSISTANCE BY APRIL dba BII	ENVENIDO BIG BEND
esignated operator's physical address (must be l	ocated within 30 minutes of STR property) H ST.
ity/State/Zip code of designated operator	
ALPINE, TI	EXAS 79830
elephone number of designated operator	Email address of designated operator
432-386-8296	bienvenidobigbend@gmail.com

PART 4. SUPPORTING DOCUMENTS Please complete and submit th STR Local Representative different from STR owner)

Please complete and submit the following attached documents with application

1. V STR Local Representative Certification: Please provide a copy of Driver's License if

2. V Homeowner's Association Declaration: See attachment

3. Proof of Property Insurance: Please complete attachment and provide a copy of a property insurance summary that states STR coverage is included and/or complete General Release of Liability waiver (See attachment)

Please submit the following documents with your application

4. Letter: Submit a letter describing the proposed STR use, describe whether the proposed STR will, or will not cause substantial harm to the value, use, or enjoyment of the other properties in the neighborhood. Also describe how the proposed STR will add to the value, use or enjoyment of other properties in the neighborhood.

Floor Plan: A Sketch floor plan of the dwelling with dimensional room layout. Please identify sleeping areas, evacuation route(s) and location of fire extinguishers.

6. Parking Requirement: A site plan/survey of the property that indicates the maximum number of vehicles that can be legally parked on the property. Parking spaces cannot include on-street parking, sidewalks, alleys or other public rights-of-way (see example)

7. Driver's License: Please provide a copy of STR owner's driver's license

- 8. Proof of STR Property Ownership: Property tax documents, deed, or copy of title (all owners must sign application
- 9. Info Sheet: A copy of the informational sheet/brochure that is provided to guests of the STR. Please include:
 - A.) The 24-hour contact information of the STR owner or local representative
 - B.) Neighborhood info such as parking and noise restrictions, trash collection schedules, etc.
 - C.) Emergency and non-emergency telephone numbers for police and fire departments
 - D.) Instructions for obtaining severe weather, natural or man-made, disaster alerts.

Part 5. ADDITIONAL SUPPORTING DOCUMENTS FOR COMERCIAL PROPERTIES ONLY

10. ____Illumination Plan (see attachment)

PART 6. ADDITIONAL SUPPORTING DOCUMENTS FOR NEW CONSTRUCTION ONLY

- 11. Site Application Form B: Application of site plan approval (Section 20, see attached Form "8") The site plan submission shall meet the requirements of Section 20.04 (A)(E) Site Plan Requirements.
- 12. Letter: Submit a letter describing conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations

PART 7. ACKNOWLEDGEMENTS

All STR-SUP 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.

At least ten (10) before the public hearing for a STR-CUP application, the city will send written notice to all property owners within 200 feet of the STR to inform them of the use of the STR-CUP application. The notice will provide the applicant's 24-hour contact information and information about STR regulations.

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 STR-SUP 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 he scheduled on an agenda inform 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. All short-term rentals are subject to fire inspections before issuance of a STR-SUP permit. The inspections will include compliance with the 2018 international Fire Code, 2015 international
Residential Code, 2015 International Building Code and all applicable City of Alpine Code of Ogdinances.
After a STR-SUP is approved, all short-term centals must register with the city annually. There is
All short-term rentals are required to pay a hotel occupancy monthly or quarterly to the City of Alpine. Failure to register and pay for HOT taxes is grounds for revocation of a STR-SUP.
Term Rental Special Use Permit and acknowledge that all requirements of this application have been met at the time of submittal.
PART 7. SIGNATURE TO AUTHORIZE FILING OF A STR-SUP (ALL PROPERTY OWNERS
MUST SIGN, SUBMIT AN ADDITIONAL SIGNATURE PAGE IF NECESSARY)
KETUNETH A DAM PUTHEY
Print Property Owners Name Property Owners Signature
The State of Lexas County of Dallas Before Me Wallen on this day personally appeared Kerney Roffield
(Notary) (Applicant)
(Seal) Given under my hand and seal of the office this 24/5 day of April A.D. 2021
marnie Waller
PIEDAD LINDA ROTHEY
Print Property Owners Name The State Of Texas
County of Trail a S
Before Me Marnie Wallen on this day personally appeared Piedod Lindu Rolley (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 the office this 124 day of April April April
Marue Walle Notary in And for State of Texas
13000



CITY OF ALPINE SHORT TERM RENTAL REGISTRATION

☑ New ☐ Change

Property Name EL NOPAL CASITA		Street Number 704	Street Name E SUL ROSS	
LEGAL DESCRIPT	ON	Jul 3 -	TOTAL OF SET SEEDS	
Addition, Block, Lot HANCOCK, 1	BLOCK 2, LOT 9	9.35,	Total Number of Units in Building 1 unit, 2 bedroom	
78.5	The Market			
SECTION 2: OWNE	R INFORMATION	Complete at least	one listed below	
A. Individual Own	ership	70m 10		
Owner First Name KENNETH	Owner Last I	Name OTHEY	Primary Telephone Number 512-694-9959	
Mailing Address		Email Address ADAMROTHEY@GMAIL.COM		
313 BE	ECHWOOD LN, COP	Pell, Iexas /5019	ADAMKOT HET @GMAIL.COM	
B. Corporate Own	ership	10		
B. Corporate Own Ownership Form: P Business Name	ership artnership D Corporation	n □LLC □Kiosk E	Other (Please Explain)	
B. Corporate Own Ownership Form: P	ership	n □LLC □Kiosk E		
B. Corporate Own Ownership Form: P Business Name	ership artnership Corporation	n □LLC □Kiosk E	Other (Please Explain)	
B. Corporate Own Ownership Form: P Business Name Contact First Name	ership artnership Corporation	n □LLC □Kiosk E	Other (Please Explain) Primary Telephone Number	
B. Corporate Own Ownership Form: P Business Name Contact First Name Mailing Address	ership artnership □ Corporation Contact Last	n □ LLC □ Kiosk □	Other (Please Explain) Primary Telephone Number Email Address	
B. Corporate Own Ownership Form: P Business Name Contact First Name	ership artnership □ Corporation Contact Last	n □ LLC □ Kiosk □	Other (Please Explain) Primary Telephone Number Email Address	
B. Corporate Own Ownership Form: P Business Name Contact First Name Mailing Address SECTION 3: PROPE A. Individual Own Property Manager Name	Contact Last	Name If Different than	Primary Telephone Number Email Address Primary Telephone Number	

the Short Term Rental that I own is subject to all provisions of the orders and ordinances of Alpine, and all of the provisions of the codes, statutes, and rules adopted under the codes and statutes of the State of Texas regarding Short Term Rental establishments. I acknowledge that as a Short Term Rental owner I am responsible for the payment of Hotel Occupancy Taxes amounting to 7% per stay. I understand that payment of Hotel Occupancy Taxes is payable to the City of Alpine.

| ADAM RoTHEN | Printed Name | Date |

CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

☑ New □ Change

24-hour Representative: The short-term rental owner and designated representative's name, physical
address, email address and phone number must be provided to the City upon permit application and
annual renewal. The information shall be kept current at all times. The owner or representative shall be
available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding
emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be
able to physically respond to the short-term rental site within 30 minutes, and if requested they must
respond. If there is a change in the designated representative the property owner must immediately
submit to the City the name and contact information of the new representative.

Local Representa	tive:			
Name: APRIL	MCANALLY	Telephone:	432-386-8296	100 A 100
Physical Address:	117 N. 6TH ST. ALF	PINE, TEXAS 79831	Email: BIE	NVENIDOBIGBEND@GN
Mailing Address:	PO BOX 1235, ALP	'INE, TEXAS 79831		
ocal Representa	tive Responsibilities:			
minutes. • If there is contained and contai	representative must be change in the designate contact information of	ed representative the p the new representative provide an initial mail operty address. The no n, a parking plan, and	roperty owner mu i. ing or email to ne tice shall contain the city website a	ddress where the
representation	is also posted. The no nange in contact inform		nait be immediate	Jy miorified wherever
representation information there is a class signing below, the control of the con	nange in contact informative in the local representative ith the responsibilities	nation.	/she has read, ful	 _
representation information there is a character of the ch	nange in contact informative in the local representative ith the responsibilities property owner.	nation.	/she has read, ful	ly understands and



CITY OF ALPINE STR HOMEOWNER'S ASSOCIATION DECLARATION

I DECLARE the homeowner's association for which this property belongs allows transient rental /short-term rental dwellings.

TOYE SWE ROSS AVE	
(Property Address)	
(Managing HOA Representative Signature)	
Date:	
3	
OR.	
OR	
The state of the s	
I DECLARE there is no Homeowners Association requirement for this property	
704 E SUL ROSS ST. ALPINE TEXAS, 70830	
(Property Address)	
(STR Owners Signature)	
(STATE OWNERS OF STATE OF STAT	
Date: 4/7/21	

CITY OF ALPINE STR PROOF OF PROPERTY INSURANCE

I declare that I have obtained short-term-rental insurance or an insurance policy that specifically states it includes short-term-rentals for the property listed on my STR-SUP application. I have attached proof of this insurance policy to my STR-SUP application.

Property Owner's Signature

4/5/ Date

Property Owner's Signature

Date

OR

I declare that I do not have specific short-term rental coverage on the property listed in my STR-SUP application. I understand that my homeowners or landlord may not adequately over my short-term rental. Further, I will opt in to sign the General Release of Liability on the following page.



Coverage Information

Standard Policy

meets your needs.

 LIMITS	PREMIUM
\$ 142,900	
\$ 14,290	
\$ 5,500	
\$ 28,580	
 LIMITS	PREMIUM
\$ 100,000	
\$ 1,000	
\$ \$ \$	\$ 142,900 \$ 14,290 \$ 5,500 \$ 28,580 LIMITS \$ 100,000

POLICY DEDUCTIBLES - SECTION I

NOTE: The dollar amount of each percentage deductible is calculated by multiplying the Coverage A, B or C limit of liability shown in your Declarations by the deductible percentage amount. As a result, the calculated dollar amount of each percentage deductible will increase if the Coverage A, B or C limit of liability increases and will decrease if the Coverage A, B or C limit of liability decreases. The Inflation Protection Endorsement, FMHO 2835 or FMHO 660 may increase or decrease your Section I deductibles.

Losses covered under Section I are subject to a deductible of: \$1,000

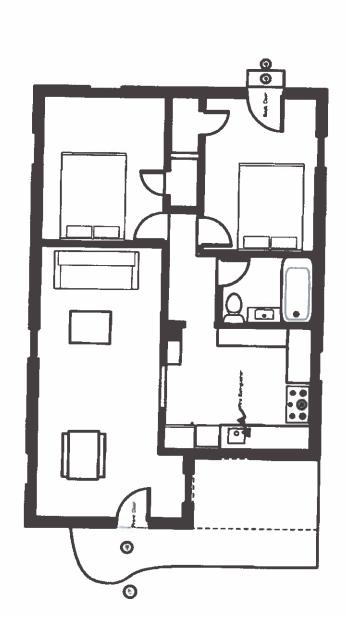
If losses are a result of Wind/Hail they are subject to a deductible of 1%: \$1,429

If losses are a result of a Named Storm they are subject to a deductible of 1%: \$1,429

Roof Loss Settlement - Coverage A

SETTLEMENT TYPE	YR OF INSTALLATION	SURFACING MATERIAL	LOSS P	ERCENTAGE	
Replacement Cost	2016	Slate	100%		
Total Standard Policy			\$	1,418	
ADDITIONAL COVERAGE	S	DEDUCTIBLE	LIMITS	PREMIUM	
Coverage E & F increased	limit		\$	5	
Coverage C Reduced Pers	onal Property		\$	(100)	

Total 12 Month Policy Premium: \$1,224.00



704 E. Sul Ross Ave

TITLE CAD FILE NAME
704 E SUL ROSS AVE 2.VWX

SCALE 1/8"=1'-0" | DPANNING NUMBER 1 Of 1

GF#8875-17-B

B.B.T.

WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

September 01, 2017

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF RREWSTER

THA) TARA A. GAUGLER, hereinsfter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by KENNETH A. ROTHEV and PIEDAD LINDA LIM. hereinafter called "Grantor" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of one certain Promissory Note in the principal sum of (\$80,500,00) EIGRITY-EIGRIT THOUSAND FIVE HUNDRED DOLLARS AND 00/100, payable to the order of Bank of America. N.A. hereinafter called "Mortgagee," bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Luca and superior title retained herein in favor of said Mortgagee, and heing also secured by a Deed of Trust of even date herewith from Grantee to ReconTrust Company. N.A., 1800 Tape Conyon Rd., Simi Valley, CA 93603, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Granton a portion of the purchase price of the properly hereinafter described, as evidenced by the above-described inte, said Vendor's Lien and Deed of Trust hen against said properly securing the payment of said Note are hereby assigned, transferred and delivered to Mortgagee. Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following desembed property, to-wit

See Exhibit "A", Legal Description, attached bereto and made a part hereof.

Loan Number 275814824

Wattanty Deed With Vender's Lieu

WDIGPLIN

Page 1 of 4

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereursto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantee does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and their payment is assumed by Grantee

This conveyance is mode subject to any and all valid and subsisting restrictions, essentents, rights of way, reservations, maintenance charges together with any lies securing said ensimenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforcesble against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantoe shall be deemed a groper reference even though Grantor and/or Grantoe may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or treatee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, he construed to mean "successors and assigns."

It is expressly agreed that the Vendor's Iren is retained in fovor of the payer of said Note against the abovedescribed property, premises and improvements, until said Note and all interest thereon shall have been folly paid according to the terms thereof, when this doed shall become absolute.

Loan Number: 175814024

Warranty Dood With Version's Just

WDIGPLIN

Page 2 at 4

EXECUTED this	let	by of	September		. 2017		
Mara TANGLER	8	Q.	1·17			(SellerrDate)	
		(Suller)	<u> </u>			(Sciler)(Date)	
Loan Number: 275814024 Warranty Deed With Vers	ler's Lien		<u></u>	<u> </u>		ama dhi iti	
			Page 3 of 4			WD(GPI_IH	

STATE		exas Revste	R			77								
	Before	me	Sara	Adams						on this	day	рензов	ally appo	cured
TARA	A.	GAUC	GLER	knows	to	me	(01	proved	to	PAG	пo	the	oath	of
					_ or	throag		Texas	D.]				٠	o be
				and con				pressed	ackn	owledge	rd to	ज्ञार प्रीप्त	t he/she	/they
	GIVEN	l under o	ny hand i	md stamp	of off	ice this	lst	day of				<u> </u>	2017	[8]
(Sel				AMS ate of Test ce-co-262		N	ctary I	White Escrov	_		<u>. </u>			
L	100		ary 10 12		J	τ	itle of	NO Jeinetol	icer					_
						Му	Comm	tission Exp	ires	08/0	6/20	21		
After Re	ecording	, Please	Mail To:			TH A. R		EY						
				ALI	PINE,	TX 79	7830- 21	112						
Luan Musi Warranty E														
- Suspejá f	ACCO WAR	i ∜erador'a i	1340			Pape	5 of 4						WDIGP!	Į.įN

704 E. SUL ROSS AVENUE ALPINE, TEXAS

STATE OF TEXAS
COUNTY OF BREWSTER

Field notes of the West Half of Lot 9 and the East 9.50 feet of Lot 10, Block 2, Hancock Subdivision to the city of Alpine, Brewster County. Texas, eccording to the plat recorded in Plat Envelope No. 20 in the office of the county clark, Brewster County, Texas, and tract being more particularly described by meter and bounds as follows:

Beginning at a %" iron rod found in the north line of said Lot 10 and the south line of Sul Ross Avenue, for the northwest corner of this herein described treet, from which the northwest corner of said Lot 10 bears South 73°49°25" West, 46.06 feet;

Theore with the south line of said Avenue, North 73°49°25° East, a distance of 37.28 feet to a point for the northeast corner of this tract, from which a %" iron red found bears South 73°49°25° West, 1.25 feet:

Thence with the west line of the cest half of sald 1, at 9, South 16° 10°35" East, a distance of 138.89 feet to a paint for the southeast owner of this tract, from which a wood fence corner post bears North 08°15' 17" East, 1,97 feet;

Theore with the south line of Let 9 and Let 10, South 73"49'25" West, a distance of 37.28 feet to a point from which a %" iron red found bears North 16"10"35" West, 0.65 feet;

Thence with the cost line of the remainder of said Lot 10, North 16*10*35" West, 138,89 feet to the point of beginning, containing 5,178 square feet of land, more or less, subject to all easements of record.

Bearing Basis heroon is Texas State Plane Coordinate System, Reference Frame North American Denum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK).

Distances shown ferrom are shown as grid Texas State Plane Coordinate System distances.

1, Wesley Ray Quinn. Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey ande on the ground this the 25rd day of July. 2017.

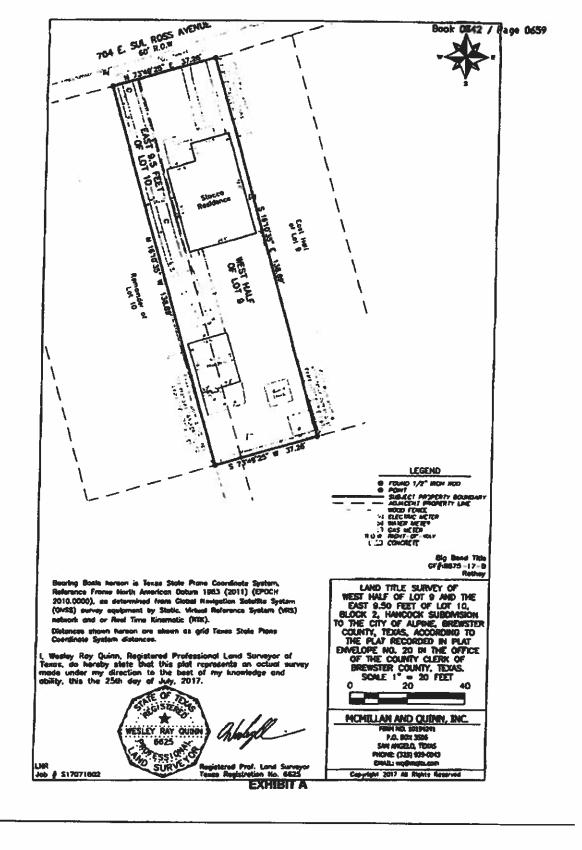
TOTAL SERVICE
Registered Professional Land Surveyor Texas Registration No. 6625

abolyl .

A plat accompanies this makes and bounds description, Job # 317071802

EXHIBIT A

Page 1 of 1



Doc#: 103548 # Pages: 7 09/06/2017 10:55AM Filed & Recorded in Official Records of BREWSTER COUNTY BERTA RIOS-MARTINEZ COUNTY CLERK Fees: \$46.00

STATE OF TEXAS
COUNTY OF BREWSTER
I hereby certify that this Instrument was
FILED on the date and at the time stamped
hereon by me and was duly RECORDED in the
Volume and Page of the Official Public
Records of Brewster County, Texas
VOL: 0342 PAGE: 0664

Ante Riss-Inantinas.

County Clerk, Brewster County, Texas



Welcome to El Nopal Casita!

IN CASE OF EMERGENCY CALL 911

OTHER EMERGENCY NUMBERS

Alpine Police Department – 432.837.3486

Brewster County Sheriff's Department – 432.837.3488

Fire Department Non-Emergency Only – 432.837.2366

Animal Control - 432.837.3486

Paison Control - 800.222.1222

Host April - 432.386.8296

SEVERE WEATHER ALERTS

Tune into local radio stations KVLF 1240 AM or KALP 92.7 FM

WIFI CONNECTION INFO

Network Name: AARIS-8332

Password: 2ULAED333919

Have a wonderful stay in Alpine!

MORE ABOUT EL NOPAL CASTIA

El Nopal means "prickly pear"

House Rules — No Smoking, No Parties. Please do not rearrange the furniture. EL Nopal Casita is pet friendly, however we ask that you pick up any pet waste and dispose of in the metal ins in the backyard. Also, please do not allow pets on the furniture.

TV Info - The has a Roku to watch different channels. If needed, the pin for the ROKU is 0802.

Trash — There is a dumpster located out the front door to the west about a block and a half.

Parking — There is parking in the driveway in front of the home. Please park in the allotted space in the driveway. Do not park on the street.

Laundry – There is a combo washer and dryer unit for guests to use. Please follow instructions provided and allow up to 6 hours for the clothes to wash and dry.

Heating/Cooling — El Nopal uses 3 mini splits to heat and cool the home.

The remote control to adjust the temperature for the mini-splits are mounted to the window frame in each room. There are 3 units in the home. One in each bedroom and one in the living room.

- The front of the remote has a panel that slides down.
- The main buttons are on the top above the panel. Change the MODE (heat, cool) and then set the desired temperature.
- Mini-splits may take up to 15 minutes to respond to temperature adjustments.



Attractions -

Museum of the Big Bend Museumofthebigbend.com Gage Gardens

gagehotel.com/experience/gage-gardens

Post Park texasmountaintrail.com

McDonald Observatory mcdonaldobservatory.org

Balmorhea State Park tpwd.texas.gov

Kokernot 06 Cowboys Baseball Stadium alpine.pecosleague.com

Hiking -

Point of Rocks Alltrails.com

Chihuahuan Desert Research Institute

cdri.org

Hancock Hill/Desk Hike

Altrails.com

Big Bend National Park

Nps.gov

Big Bend Rach State Park tpwd.texas.gov

Davis Mountain State Park

tpwd.texas.gov

Gas - (* Pro Tip - Full up before heading south)

Stripe's

The Triangle

Groceries, ATM -

Blue Water Natural Food One Mile South 45978, TX-118 Alpine, Texas 79830

Porter's Thriftway 104 N 2nd Street Alpine, Texas 79830 Porter's Thriftway **101 E Sul Ross Street** Alpine, Texas 79830

Dog Park — Kokernot Park off Fighting Buck Ave.

Events — For updated info on Events check with:

Chamber of Commerce www.visitalpinetx.com **Big Bend Tourism Council** visitbigbend.com

Alpine Avalanche alpineavalanche.com

Laundry — Tumbleweed Laundry, 215 E Holland Ave, Texas 79830

Restaurants — For updated info on local restaurants and food trucks check with www.visitalpinetx.com

Souvenirs — Many shops and galleries downtown offer souvenirs, as well as True Value Hardware. (IT's way more than just a hardware store.)

CHECKOUT INSTRUCTIONS

Our housekeepers work very hard to make sure everything is clean and sanitized before your arrival. They would greatly appreciate if you could do the following:

- Strip sheets and pillowcases and place in hamper or bathroom
- Place used towels in bathroom or hamper
 - Gather all trash and place in kitchen
- Wash all dirty dishes and clean out coffee pot

THANK YOU FOR STAYING! COME BACK SOON!

MORE ABOUT BIENVENIDO BIG BEND

Hi! I'm April and most likely have been corresponding with you before your arrival. I "married into Alpine" over 3 years ago when I met my husband who was born and raised here. Having grown up on a cotton farm, I was used to iral living. But I never expected to fall in the love with the desert mountains. Alpine and the entire Big Bend is a truly nique area. The love of the area and my love of hospitality were married when I had the opportunity to manage short arm rentals. I began Bienvenido Big Bend and have continued to add to my portfolio of vacation homes in Alpine.

I am honored that the owners of El Nopal Casita have entrusted me to manage their home, and grateful that ou have chosen to reserve it for your stay. My staff and I take pride in providing clean and comfortable homes to sitors in the area.

Enjoy your stay and Bienvenido a Big Bend!



Bombero 18 LLC.

m. Short Term Rental Special Use Permit for 207 N Harrison. Owner of record is

TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

CITY OF ALPINE

Ir.itial inspection: At the time of initial application the short-term rental shall be inspected by the Building Official or designee. The purpose of this inspection is to assure conformance of the dwelling unit with the international Residential Code, International Fire Code, Property Management Code and City of Alpine Short-Term Rental ordinance, related to potential safety issues and to establish maximum occupancy, including but not limited to an approved means of egress from every bedroom. A follow up inspection is included in the initial fee. Any further inspections will cost \$ 35.00 each. An inspection won't occur until all required application documents have been received by the city.

received by the city.	Brookever 422
Property Address 207 N Havisson	Property Owner Toni Pate Phone 384-8296
Local Representative April Mc Anally	Phone 432-386-8996
Parking Diagram approved Yes / No	Number of occupants approved Yes / No
General Requirements:	Mechanical:
House numbers installed and clearly visible from street. Smoke alarms installed in all sleeping rooms. Carbon Monoxide detectors as required by fire code Fire Extinguisher or Sprinkler System Sanitation:	Every habitable room contains at least two electrical outlets and light Fixtures. All electrical equipment, wiring, and appliances have been installed and are in a safe manner
All plumbing fixtures connected to sanitary sewer with Approved P-traps. All plumbing fixtures connected to approved water supply Hot and cold water. No signs of mold or mildew on wall surfaces. No signs of infestation from rodents or insects. All sanitary facilities installed and maintained in safe and Sanitary condition.	Describing is equipped with heating facilities in operating condition. All solid fuel burning appliances are installed per applicable codes maintained in safe working condition. Describing has proper ventilation in all rooms and areas where fuel All fuel burning appliances are installed. Structural:
Safety: Basement and all sleeping rooms are provided with windows Designed to meet egress standards or exterior doors All stairs, decks, and balconies over 30 inches in height are Provided with approved guardrails. Requirements of the IBC and IRC are met for dwelling units. Dwelling has no broken windows or doors No broken, rotted, split, buckled of exterior wall or roof Coverings that affect the protection of the structural elements Behind them.	 Dwelling has no sags, splits or buckling of ceilings, roofs, ceiling or roof supports or other horizontal members due to detective material or deterioration. No split, lean, list, or buckle of dwelling walls, partitions or other Vertical supports due to detective material or deterioration. No evidence of decay or damage to exterior stairs or decks.
Any of the above items which have been checked must be correcte permit.	d and re-inspected prior to the issuance of a transient/short-term rental
To request an inspection please call 432,837,3281 Building Service	<u>s.</u>
Inspected by: NOTE HALF TOFA WSI'V Requires re- inspection	Approved Date: 4.1. ZOZI



April 7, 2021

City of Alpine 100 N. 13th St., Alpine, TX 79830

Dear Geo Calderon and the Alpine City Council,

We are proposing that we use El Viejo Adobe, located at 207 N. Harrison Street in Alpine, Texas as a short-rental property. The home has been acting in this capacity since October of 2019. No harm will be caused to the value of the property or to other homes in the neighborhood due to the use as a short-term rental.

Visitors to El Viejo frequently comment on the location and enjoy the proximity to Sul Ross State University, the Museum of the Big Bend, Hancock Hill and the main downtown area.

El Viejo Adobe is managed by Bienvenido Big Bend and has been since it's opening of a short-term rental in 2019. I am dedicated to representing this property, as well as, the City of Alpine as a positive and welcoming vacation destination to visitors while striving to reduce any inconvenience to residential neighbors.

Sincerely,

April McAnally

Owner

Bienvenido Bid Bend

(propollines

432-386-8296



bienvenidobigbend@gmail.com



Bienvenidobigbend.com



117 N 6th St. Alpine, Texas 79830



<u>For Building</u>	ng Services Use Only
	Receipt No:
	_ Fire Inspection:
Approved:	Not Approved:

City of Alpine, Texas

Short-Term Rental Special Use Permit (STR-SUP) Application

STR-CUP Application Fee is \$350.00 per property.	(non-refundable) Please complete one application per property
STR Type: Owner Occupied X Single Uni	t Non-Owner-Occupied Multi-Unit Non-Owner Occupied
Existing/New Structure: Existing Structure	New Construction
PART 1. PROPERTY INFORMATION	
	arrison Street, Alpine, Texas 79830
Lot 6 Block 4	ppy of survey or describe meets and bounds on 8 ½ x 11 sheet) Addition HANCOCK
AND TOWNS AND	of Bedrooms & Units Size of property lot 13,108.62 sq ft
Present zoning district	Proposed use of the property Short-Term Rental
Zoning ordinance provision requiring a condi STR	tional use (This box will be completed by the Building Official)
PART 2. PROPERTY OWNER INFORMATION	ON
	ate sheet of paper with additional owners' information if necessary) IBERO 18, LLC
Malling address of property owner (cannot b PO BOX 758	e P.O Box)
City/State/Zip code of property owner ALPINE, TEX.	AS 79831
Telephone number of property owner	Email address of property owner
432-837-2458	ELVIEJOADOBE@GMAIL.COM
PART 3. DESIGNATED OPERATOR'S INFO	RMATION
Name of designated operator	
ASSISTANCE BY APRIL dbs	BIENVENIDO BIG BEND
	be located within 30 minutes of STR property) N. 6th St.
City/State/Zip code of designated operator	
Alpin	ne, Texas 79830
Telephone number of designated operator	Email address of designated operator
432-386-8296	bienvenidobigbend@gmail.com

	STR-C
DART	
PAKI	4. SUPPORTING DOCUMENTS
1,	Please complete and submit the following attached documents with application
1 2.	TR Local Representative Certification: Please provide a copy of Driver's License if
,	different from STR owner)
2.	Homeowner's Association Declaration: See attachment
3.	<u>√-</u> Proof of Property Insurance: Please complete attachment and provide a copy of a
	property insurance summary that states STR coverage is included and/or complete General
f .	Release of Liability waiver (See attachment)
	Please submit the following documents with your application
4.	Letter: Submit a letter describing the proposed STR use, describe whether the proposed
	51K will, or will not cause substantial harm to the value, use, or enjoyment of the other
1	properties in the neighborhood. Also describe how the proposed STR will add to the value
[use or enjoyment of other properties in the neighborhood
Э.	Floor Plan: A Sketch floor plan of the dwelling with dimensional room layout. Please
	identity steeping areas, evacuation route(s) and location of fire extinguisher
0.	Parking Requirement: A site plan/survey of the property that indicates the maximum
ĺ	number of venicles that can be legally parked on the property. Parking spaces cannot include
	on-street parking, sidewalks, alleys or other public rights-of-way (see eyample)
/.	Y Driver's License: Please provide a copy of STR owner's driver's license
8.	Proof of STR Property Ownership: Property tax documents, deed, or copy of title (all
	owners must sign application
9.	Info Sheet: A copy of the informational sheet/brochure that is provided to guests of the
W	51 K. Please include:
4	A.) The 24-hour contact information of the STR owner or local representative
İ	B.) Neighborhood info such as parking and noise restrictions, trash collection schedules.
	and the second s
	C.) Emergency and non-emergency telephone numbers for police and fire departments
100.1	D.) Instructions for obtaining severe weather, natural or man-made disaster alerts
Part 5.	ADDITIONAL SUPPORTING DOCUMENTS FOR COMERCIAL PROPERTIES ONLY
10.	Illumination Plan (see attachment)
PART 6	ADDITIONAL SUPPORTING DOCUMENTS FOR NEW CONSTRUCTION ONLY
(11:5)	Site Application Form B: Application of site plan approval (Section 20, see attached Form
130	"B") The site plan submission shall meet the requirements of Section 20.04 (A)(E) Site Plan
1	Requirements.
12.\	A による こうしょう こうしゅう A には はんしょう A には A には A には A には A には A には A には A に
	the particular conditional use by applicable district regulations
PART 7.	ACKNOWLEDGEMENTS
	Il STR-SUP applications are assumed to be complete when filed and will be placed on the
agenda f	for public hearing at the discretion of the staff. Based on the size of the agenda, your
applicati	ion may be scheduled to a later date.
✓ At	t least ten (10) before the public hearing for a STR-CUP application, the city will send written
notice to	o all property owners within 200 feet of the STR to inform them of the use of the STR-CUP
application	on. The notice will provide the applicant's 24-hour contact information and information
about ST	TR regulations.
_	public hearings will be opened, and testimony given by the applicants and interested
citizenry.	Public hearings will be opened, and testimony given by the applicants and interested. Public hearings may be continued to the next public hearing. Public hearings will not be
	. , concluded the conclusion of the conclusion o

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

tabled.

	or 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 Cou	· ·			
application has not been scheduled before the co				
with the required filing fee may be resubmitted as				
	oning Commission and City Council created by city			
staff shall not be considered a part of the four mo				
	pections before issuance of a STR-SUP permit. The			
inspections will include compliance with the 2018				
Residential Code, 2015 International Building Cod	e and all applicable City of Alpine Code of			
Ordinances.				
✓ After a STR-SUP is approved, all short-term r	entals must register with the city annually. There is			
a \$100 annual registration fee.				
	notel occupancy monthly or quarterly to the City of			
Alpine. Failure to register and pay for HOT taxes is				
	rements as set forth by the application for a Short-			
	that all requirements of this application have been			
met at the time of submittal.				
PART 7. SIGNATURE TO AUTHORIZE FILING O				
MUST SIGN, SUBMIT AN ADDITIONAL SIGNAT	URE PAGE IF NECESSARY)			
	The state of the s			
TONI Brook DUET	1 . 13			
	- Love Drookovel			
Print Property Owners Name	Property Owners Signature			
The State Of TEXAS				
County Of Areas Ster				
	day personally appeared TON, Brooker			
(Notary) Known to me (or proved to me on the oath of card or other document	(Applicant)			
instrument and acknowledged to me that he executed the same for the	he purposes and consideration therein expressed.			
(Seal) Given under my hand and seal of the office this	day of April A.D.2021			
**************************************	d. d. Mayer			
Lyrida J Harris	Notary in And for State of Texas			
My Commeson Expires	180			
D No 3671085				
Print Property Owners Name				
Print Property Owners reame	Property Owners Signature			
The State Of	A Blanch			
County Of				
	day personally appeared			
(Notary) Known to me (or proved to me on the oath of card or other documen	(Applicant)			
instrument and acknowledged to me that he executed the same for the	t) to be the person whose name is subscribed to the foregoing he purposes and consideration therein expressed.			
	,			
(Seal) Given under my hand and seal of the office this	day of A.D			
	Notary in And for State of Texas			

CITY OF ALPINE SHORT TERM RENTAL REGISTRATION

New ☐ Change

SECTION 1: PROPER	and the state of t		
Property Name	Street Number 207	Street Name NORTH HARRISON	
LEGAL DESCRIPTION	N		
Addition, Block, Lot HANCOCK, BLOCK	C4, LOT 6	Total Number of Units in Building 1 UNIT, 2 BEDROOM	
830	7 600	MM	
SECTION 2: OWNER	INFORMATION Complete at least of	one listed below	
A. Individual Owner	ship	402 1 400	
Owner First Name	Owner Last Name	Primary Telephone Number	
Mailing Address		Email Address	
B. Corporate Owner	ship		
Ownership Form:	nership Corporation CLLC Kiosk	Other (Please Explain)	
Business Name BOM	BERO 18 LLC		
Contact First Name TONI	Contact Last Name BROOKOVER	Primary Telephone Number 432-837-2458	
Mailing Address PO B	OX 758, ALPINE, TEXAS 79831	Email Address ELVIEJOADOBE@GMAIL.COM	
6 K) Y	TIMESTA		
SECTION 3: PROPER	TY MANAGER If Different than o	wner	
A. Individual Owner	ship		
Property Manager Name OF ASSISTANCE R	APRIL MCANALLY Y APRIL DBA BIENVENIDO BIG BEND	Primary Telephone Number 432-386-8296	
Mailing Address	The same of the sa	Email Address	
DO DO	DY 1235 AT PINE TRYAS 70831	RIENVENIDORICREND@CMAIL.COM	

I acknowledge that all information supplied above is true and correct to the best of my knowledge or belief. I further acknowledge that the Short Term Rental that I own is subject to all provisions of the orders and ordinances of Alpine, and all of the provisions of the codes, statutes, and rules adopted under the codes and statutes of the State of Texas regarding Short Term Rental establishments. I acknowledge that as a Short Term Rental owner I am responsible for the payment of Hotel Occupancy Taxes amounting to 7% per stay. I understand that payment of Hotel Occupancy Taxes is payable to the City of Alpine.

Applicant's Signature Printed Name 4-6-21

Applicant Brookover 4-6-21

Applicant Signature Date

CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

New Change

<u>24-hour Representative:</u> The short-term rental owner and designated representative's name, physical address, email address and phone number must be provided to the City upon permit application and annual renewal. The information shall be kept current at all times. The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes, and if requested they must respond. If there is a change in the designated representative the property owner must immediately submit to the City the name and contact information of the new representative.

Short-Term Rental Address: 207 NORTH HARRISON., ALPINE, TEXAS 79830 Property Owner Name: BOMBERO 18 LLC					
Local Representative: Name: APRIL MCANALLY Physical Address: 117 N. 6TH ST. ALPI Mailing Address: PO BOX 1235, ALPI	INE, TEXAS 79831	2-386-8296 Email: <u>BIENVE</u>	NIDOBIGBEND@GMAIL.		
Local Representative Responsibilities: The owner or representative shall ensure a response to complaints re of the occupants. A 24-hour representative must be minutes. If there is change in the designated name and contact information of the Neighbor Notice: The City shall pradius of the short-term rental proprepresentative contact information, information is also posted. The neighbor name is a change in contact information.	able to physically response new representative the proper new representative. The notice at parking plan, and the ghbors and the city shall	d the condition, open ad to the short-term erty owner must suit or email to neighbor shall contain the o	rental site within 30 bmit to the City the brawwithin a 200-foot where the		
By signing below, the local representative of agrees to comply with the responsibilities of	acknowledges that he/sh nutlined above. Please p	e has read, fully un	derstands and iver's License if		
ufferent from STR property owner.	many		106/2021 -6-21		



CITY OF ALPINE STR HOMEOWNER'S ASSOCIATION DECLARATION

I DECLARE the homeowner's association for which this property belongs allows transient rental /short-term rental dwellings.

(Property Address)	
(Managing HOA Representative Signature)	A
Date:	
OR	
I DECLARE there is no Homeowners Association requirement for th 207 NORTH HARRISON STREET, ALPINE, TEXAS 79830	is property.
Property Address) Jane Pater Bhookover	7
(STR Owners Signature)	
Date: 4-6-21	

POLICY DECLARATIONS

American Modern Property and Casualty Insurance Company

Dwelling Special

Renewal



Premium Summary

Dwelling #1:

207 N HARRISON ST **ALPINE TX 79830-5102 Policy Coverages**

Additional Costs

Total Policy Premium

Note: a minimum earned premium of \$100.00 applies to this policy.

Policy Discounts

Claims Free Discount **Auto/Home Discount**

Dwelling Discounts

The following discounts apply to one or more dwellings

on this policy.

207 N HARRISON ST. ALPINE TX 79830-5102

Deadbolts. Smoke Alarm and Fire Extinguisher

Local Smoke and/or Burglar Alarm

Policy Summary

Policy Number:

100-464-152

Policy Period:

10/04/2020 to 10/04/2021 12:01 A.M. Standard Time

Named Insured(s):

BOMBERO18, LLC

PO BOX 758

ALPINE TX 79831-0758

Contracted Agency:

SOUTH & WESTERN GENERAL AGENCY INC - #039682

PO BOX 9015

ADDISON TX 75001-9015

Your Agent:

GLASS SORENSON AND MCDAVID INC - #009552

PO BOX 1478 **GSM INSURORS**

ROCKPORT TX 78381

Additional Named Insureds and Designees

TONI BROOKOVER

Relationship to Primary Named Insured:

Primary Named Insured

PO BOX 758, ALPINE TX 79831-0758

Description of Interest:

ADDITIONAL NAMED INSURED

Dwelling #1: 207 N HARRISON ST, ALPINE TX 79830-5102

Occupancy: Rental

Residence Type: 1 Family Residence Construction Type: Brick/Masonry

Year Built: 1945

Protection Class Code: Territory:

29

Premium

Included

Included

included

Coverage Detail

Coverage **Dwelling**

Limit

Loss Settlement

- Excludes

All Other Peril Deductible

Wind and Hail Deductible Percentage

Wind and Hail Deductible

Other Structures

Loss Settlement

Personal Property

Loss Settlement

Additional Living Expense/Fair Rental Value

Water Damage

Limit

Mold and Remediation - Property Water Backup and Sump Overflow

Deductible

Premises Liability

Limit / Description

150.760

Modified Functional Replacement Cost

Roof Coverings Fifteen Years Old or Greater

1.000

1%, \$1,000 Minimum, or All Other Peril Deductible, whichever is gre-

1.508

15,076

Modified Functional Replacement Cost

25.000

Replacement Cost

15.076

Full

10,000 5.000

250

500,000



Page 01 of 03

Dwelling Special Policy Declaration

American Modern Property and Casualty Insurance Company

Policy Period: 10/04/2020 - 10/04/2021

Policy Number: 100-464-152 Policy Type: Dwelling Special



Medical Payments

10,000 Per person/25,000 Per occurrence

Included

Property Manager Premises Liability

Extension

Vandalism or Malicious Mischief

Deductible

500

Included

Fire Department Service Charge Mold Exclusion - Premises Liability

500

Included Included

Important Information

This dwelling does not have coverage for the peril of flood.

This dwelling does not have coverage for the peril of earthquake.

Short Term Rental applies to this dwelling (lease terms of 3 months or less).

Premium



Your Policy Documents

Your policy consists of this Policy Declaration and the documents in the following list. Please keep these together. Policy Level Forms (Forms that apply to all Dwelling)

DS-TX-P-0001(11-17) - Dwelling Special Policy - Texas

DW-CW-G-0001(01-15) - Condemnation Endorsement

IL-TX-N-0002(07-17) - Texas Notice of Toll-Free Numbers and Information and Complaint Procedures

IP-TX-N-0001(01-15) - Texas Consumer Bill of Rights Homeowners, Dwelling and Renters Insurance

DW-TX-X-0004(01-15) - Criminal Acts Exclusion - Texas

IL-CW-G-0001(01-15) - Signature Endorsement

Forms that apply to Dwelling #1: 207 N HARRISON ST, ALPINE TX 79830-5102

DS-CW-G-0001(01-15) - Construction Cost Index

IP-CW-C-0004(01-15) - Reinstatement of Limit

DS-TX-C-0002(01-16) - Permitted Vacancy Or Seasonal Usage Clause - Texas

DY-CW-X-0003(01-15) - Premises Liability Swimming Pool Slide and Diving Board Exclusion

DY-CW-C-0005(01-16) - Property Manager - Premises Liability

DS-TX-C-0007(03-16) - Water Backup And Sump Overflow - Texas

DW-CW-N-0002(01-15) - Important Notice - Terrorism Insurance Coverage

DY-TX-X-0002(01-15) - Premises Liability Fungi, Wet Or Dry Rot, Or Bacteria Exclusion - Texas

DS-CW-C-0015(08-18) - Modified Functional Replacement Cost With Roof Covering Restriction

DS-CW-C-0006(01-15) - Personal Property Replacement Cost

DS-TX-C-0003(06-17) - Water Damage Coverage - Texas

DY-CW-X-0002(01-15) - Premises Liability Fungi, Wet or Dry Rot, or Bacteria Exclusion

DY-CW-G-0001(01-15) - Premises Liability Cap on Losses from Certified Acts of Terrorism

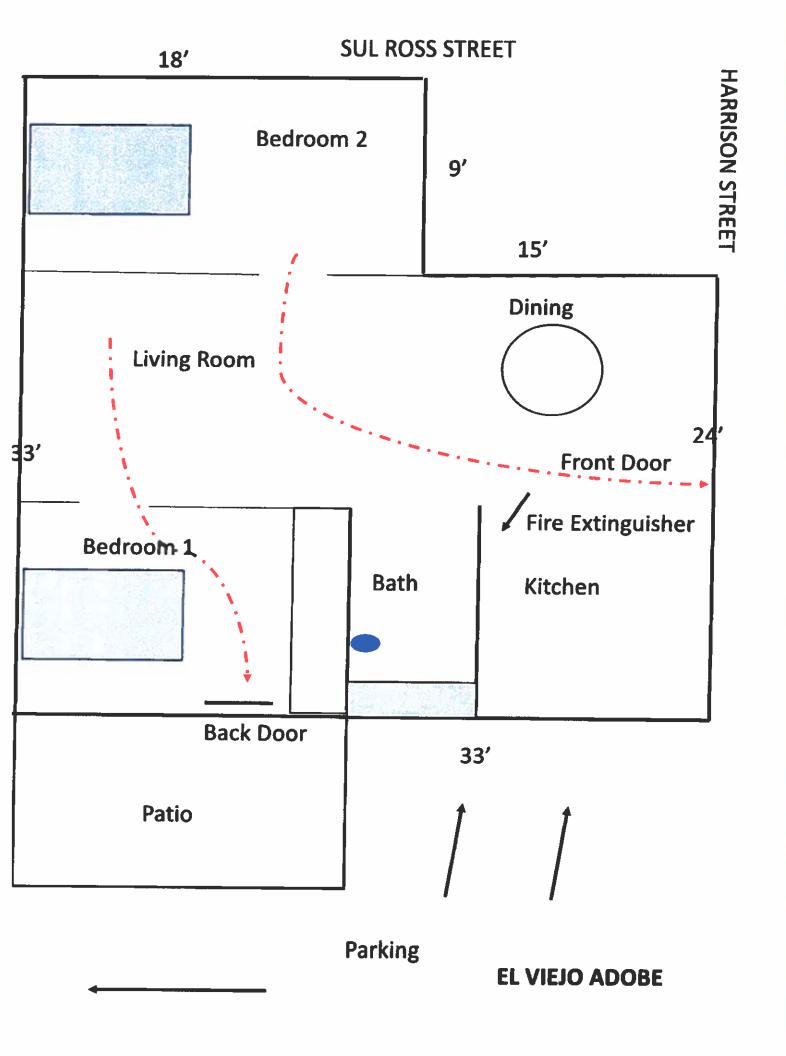
DY-TX-C-0001(05-18) - Premises Liability Endorsement - Texas

DY-CW-X-0001(01-16) - Premises Liability Lead Paint Liability Exclusion

DW-TX-N-0005(05-16) - Important Notice - Texas

DW-CW-G-0002(01-15) - Cap on Losses From Certified Acts of Terrorism

DS-CW-C-0010(01-15) - Additional Living Expense or Fair Rental Value



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date:

August #4, 2019

Granter:

Toni Pate Brookover

Grantas:

Bombero18, LLC, a Texas limited liability company

Grantee's Malling Address: P.O. Box 758, Alpine, Texas 79831

Consideration:

The issuance of Membership Interests in Grantee

PROPERTY (including any improvements): All of Grantor's interest in and to that property located in Brewster County, Texas and more particularly described as:

Lot Six (6) and the East 14 yards of Lot Seven (7), Block Four (4), Hancock Addition, North of the Railroad to the City of Alpine, Brewster County, Texas, as the same appears in Envelope No. 20, Plat records on file in the Office of the County Clerk of Brewster County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

Standby fees and taxes for the year 2019 and subsequent years which are not yet due and payable and which have been assumed by Grantee; easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the Property; rights of adjoining owners in all walls and fences situated on a common boundary; and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or protrusions or overlapping of improvements.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantse the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lewfully claiming or to claim the same or any

part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

Jone Peter Blenderen

STATE OF TEXAS

995

COUNTY OF BREWSTER

This instrument was acknowledged before me this $\begin{picture}(1,0) \put(0,0){\line(0,0){100}}$



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

2. Acceptance of Certificate of Formation. On August 9, 2019, the Certificate of Formation

F | L E D In the Office of the Secretary of State of Texas

CERTIFICATE OF FORMATION OF BOMBERO18, LLC

AUG 0 9 2019

Corporations Section

This Certificate of Formation dated August 7, 2019, has been duly executed and is filed pursuant to the Texas Business Organizations Code to form a limited liability company.

- 1. Name. The name of the limited liability company is Bombero 18, LLC.
- Registered Agent; Registered Office. The initial registered agent is a resident
 of the state whose name is Tord Pate Brookover. The business address of the registered agent
 and the registered office address is:

Physical Address 207 N. Harrison Street Alpine, Texas 79830 Mailing Address P.O. Box 758 Alpine, Texas 79831

3. Principal Office. The address of the principal office in the United States where records are to be kept or made available is:

207 N. Harrison Street Alpine, Texas 79830

4. Governing Authority. The limited liability company shell be managed by its Managers. The number of initial Managers is one (1), and her name and address are as follows:

Toni Pate Brookover 207 N. Harrison Street Afpine, Taxes 79830

- Purpose. The purpose for which the limited tiability company is organized is to conduct any lawful business, to promote any lawful purpose and to engage in any lawful act or activity for which limited liability companies may be organized under the Texas Business Organizations Code.
- 6. Voting. On each matter on which the membership interest is entitled to vote, a member will have one (1) vote or a fraction of one vote per one percent of membership interest or fraction of membership interest owned by the member.

Cumulative voting is not allowed.

Each Member of the limited liability company shall be entitled to full proemptive or preferential rights, as such rights are defined by law, to subscribe for or purchase the Member's part of any membership interest which may be issued at any time by the Limited liability company.

- 7. Effectiveness of Filing. This document becomes effective when it is filed by the Secretary of State.
- 8. Commencing Business. The limited liability company will not commence business until it has received for the issuance of its cartificates of membership interest consideration consisting of money, latter done or a promissory note or property received.
 - 9. Company Agreement. The Initial Company Agreement will be edopted by the

Members. The powers to alter, amend, or repeal the Company Agreement or adopt new Company Agreement is vested in the Members.

10. Action Without a literatory, and any action required by the Texas Businesse Organizations Code, and any amendments therete, to be taken at any annual or special meeting of Members of the limited liability company, or any action which may be taken at any annual or special meeting of Members of the limited liability company, may be taken without a meeting, without prior notice, and without a vote, if a consent or consents in writing, setting forth the action so taken, shall be signed by the holder or holders of membership interest heving not less then the minimum number of votes that would be necessary to take such action at a meeting at which the holders of all membership interest entitled to vote on the action were present and voted. Any such written consent must be dated, signed and delivered in the manner required by, and shall be effective for the period specified by the Texas Business Organizations Code, and any amendments thereto, and the taking of any such action by written consent shall be subject to satisfaction of all applicable requirements of such Act.

Prompt notice of the taking of any action by Members without a meeting by less than unantmous written consent shall be given to those Members who did not consent in writing to the action.

- 11. Transferability Restrictions. The memberahlp interest of the limited liability company will be subject to restrictions on its transferability as set out in its Company Agreement, which Company Agreement will be kept with the records of the limited liability company. The limited liability company will provide a copy of the Company Agreement without charge to any record holder of a memberahip interest upon written request addressed to the limited liability company at its principal business office or its registered agent's address.
 - 12. Organizer. The name and address of the organizer are:

Gine Fields 501 Executive Center 61vd, Suite 200 El Paso, Texas 78802,

The undersigned signs this document subject to the pensities imposed by law for the submission of a materially false or fraudulent instrument.

EXECUTED the date written first above.

Gina Fleich, Omenbeer

COMPANY AGREEMENT OF BOMBERO18, LLC

This Company Agreement of Bombero18, LLC (this "Agreement") dated as of the 9th day of August, 2019, is adopted by, executed and agreed to, for good and valuable consideration, by the sole Member (as defined below).

ARTICLE I

- 1.01 DEFINITIONS. As used in this Agreement, the following terms have the following meanings:
- A. "Act" means the Texas Business Organizations Code and any successor statute, as amended from time to time.
- B. "Certificate" means the Certificate of Formation filed with the Secretary of State of Texas by which Bombero 18, LLC was organized as a Texas limited liability company under and pursuant to the Act.
- C. "Business Day" means any day other than a Saturday, a Sunday, or a holiday on which national banking associations in the State of Taxas are closed.
- "Cepital Contribution" means any contribution by a Member to the capital
 of the Company.
- E. "Code" means the internal Revenue Code of 1986 and any successor statute, as amended from time to time.
- F. "Commitment" means, subject in each case to adjustments on account of Dispositions of Membership Interests permitted by this Agreement, (a) in the case of a Member executing this Agreement as of the date of this Agreement or a Person acquiring that Membership Interest, the amount specified for that Member as his Commitment, and (b) in the case of a Membership Interest issued pursuant to this Agreement, the Commitment established pursuant thereto.
 - G. "Company" means Bombero 18, LLC, a Texas limited liability company.
- H. "Dispose," "Disposing," or "Disposition" means a sale, assignment, transfer, exchange, mortgage, piedge, grant of a security interest, or other disposition or encumbrance (including, without limitation, by operation of law), or the acts thereof.
- I. "Member" means any Person executing this Agreement as of the date of this Agreement as a member or hereafter admitted to the Company as a member as provided

in this Agreement, but does not include any Person who has ceased to be a member in the Company.

- J. "Membership Interest" means the interest of a Member in the Company, including, without limitation, rights to payments, distributions (liquidating or otherwise), allocations, information and to consent or approve.
- L "Person" includes an individual, partnership, limited pertnership, limited liability company, foreign limited liability company, trust, estate, corporation, custodian, trustee, executor, administrator, nominee or entity in a representative capacity (as defined in article 1.02(A)(4) of the Act).
 - M. "Agreement" has the meaning given that term in the introductory paragraph.
- N. "Sharing Ratio" means (a) In the case of a Member executing this Agreement as of the date of this Agreement or a Person acquiring that Membership Interest, the fraction, (expressed as a percentage) specified for that Member as his Sharing Ratio and (b) in the case of a Membership Interest Issued pursuant to this Agreement, the Sharing Ratio established pursuant thereto.

Other terms defined herein have the meanings so given them.

1.02 CONSTRUCTION. Whenever the context requires, the gender of all words used in this Agreement includes the masculine, ferminine, and neuter. All references to Articles and Sections refer to articles and sections of this Agreement, and all references to Exhibits, if any, are to Exhibits attached hereto, if any, each of which is made a part hereof for all purposes.

ARTICLE II ORGANIZATION

- 2.01 FORMATION. The Company has been organized as a Texas limited liability company by the filling of the Certificate under and pursuant to the Act and the Issuance of a certificate of organization for the Company by the Secretary of State of Texas.
- 2.02 NAME. The name of the Company is Bombero 18, LLC and all Company business must be conducted in that name or such other names that comply with applicable law as the Member may select from time to time.
- 2.03 REGISTERED OFFICE; REGISTERED AGENT; PRINCIPAL OFFICE IN THE UNITED STATES; OTHER OFFICES. The registered office of the Company required by the Act to be maintained in the State of Texas shall be the office of the initial registered agent named in the Certificate or such other office (which need not be a place of business of the Company) as the Member may designate from time to time in the manner provided

by law. The registered agent of the Company in the State of Texas shall be the initial registered agent named in the Certificate or such other Person or Persons as the Member may designate from time to time in the manner provided by law. The principal office of the Company in the United States shall be at such place as the Member may designate from time to time, which need not be in the State of Texas, and the Company shall maintain records there as required by the Act and shall keep the street address of such principal office at the registered office of the Company in the State of Texas. The Company may have such other offices as the Member may designate from time to time.

- 2.04 PURPOSES. The purposes of the Company are those set forth in the Certificate.
- 2.05 TERM. The Company commenced on the date the Secretary of State of Texas issued a Certificate of Filing for the Company and shall continue in existence for the period fixed by the Act for the duration of the Company, or such earlier time as this Agreement may specify.
- 2.06 MERGERS AND EXCHANGES. The Company may be a party to (a) a merger, or (b) an exchange or acquisition of the type described in article the Act.
- 2.67 NO STATE-LAW PARTNERSHIP. The Member Intends that the Company not be a partnership (including, without limitation, a limited partnership) or joint venture, and that no Member be a partner or joint venturer of any other Member, for any purposes other than federal and state tax purposes, and this Agreement may not be construed to suggest otherwise. The Company shall be treated for tax purposes as a single Member limited liability company.

ARTICLE III

- 3.01 MEMBER. The sole Member is Toni Pate Brookover.
- 3.02 LIABILITIES TO THIRD PARTIES. Except as otherwise expressly agreed in writing, no Member shall be liable for the debts, obligations or liabilities of the Company, including under a judgment decree or order of a court.
- 3.93 VOTING OF MEMBERS. All votes required of the Members shall be made as determined by the Members.

ARTICLE IV CAPITAL CONTRIBUTIONS

4.01 INITIAL CONTRIBUTIONS. Effective on the date of this Agreement, the Member agrees to make the initial contributions shown as his Commitment.

4.02 SUBSEQUENT CONTRIBUTIONS. No Member shall have any liability to make future contributions.

ARTICLE V ALLOCATIONS AND DISTRIBUTIONS

5.01 ALLOCATIONS. All items of income, gain, loss, deduction, and credit of the Company shall be to the Members in accordance with their Sharing Ratios.

5.02 DISTRIBUTIONS.

- A. From time to time the Members shall determine in their reasonable judgment to what extent (if sny) the Company's cash on hand exceeds its current and anticipated needs, including, without limitation, for operating expenses, debt service, acquisitions, and a reasonable contingency reserve. If such an excess exists, the Members shall cause the Company to distribute all of such cash to the Members.
- B. From time to time the Members also may cause property of the Company other than cash to be distributed to it, which distribution may be made subject to existing itabilities and obligations.

ARTICLE SIX

6.01 MANAGEMENT BY MANAGERS.

- A. Except for situations in which the approval of the Members is required by this Company Agreement or by nonwaivable provisions of applicable law, (I) the powers of the Company shall be exercised by and the business and affairs of the Company shall be managed under the direction of, the Manager or Managers; and (II) the Manager or Managers may make all decisions and take all actions for the Company not otherwise provided for in this Company Agreement, including, without limitation, the following:
- (1) entering into, making, and performing contracts, agreements, and other undertakings binding the Company that may be necessary, appropriate, or advisable in furtherance of the purposes of the Company and making all decisions and waivers thereunder;
- (2) opening and maintaining bank and investment accounts and arrangements, drawing checks and other orders for the payment of money, and designating individuals with authority to sign or give instructions with respect to those accounts and arrangements;
 - (3) maintaining the assets of the Company in good order,

- (4) collecting sums due the Company; and
- (5) selecting, removing, and changing the authority and responsibility of lawyers, accountants, and other advisers and consultants.
- B. Notwithstanding the provisions of Section 6.01(A), the Manager(s) may not cause the Company to do any of the following without the consent of a Required Interest:
- (1) sell, lease, exchange or otherwise dispose of (other than by way of a pledge, mortgage, deed of trust or trust indenture) all or substantially all the Company's property and assets, other than in the usual and regular course of the Company's business, without complying with the applicable procedures set forth in the Act and the TBOC, including, without limitation, the requirement of the TBOC regarding approval by the Members:
- (2) amend or restate the Certificate, without complying with the applicable procedures set forth in the Act and the TBOC, including, without firnitiation, the requirement in the TBOC regarding approval by the Members (unless such provision is rendered inapplicable by another provision of applicable law);
- (3) compromise any claim or dispute having an amount or value in issue in excess of fifty (50) percent of the total value of the Company's property;
 - (4) confess a judgment against the Company;
- (5) do any act in violation of this Company Agreement or the Certificate of Formation;
- (6) possess Company property or assign the right of the Company or its Members in specific Company property for other than a Company purpose;
- (7) make, execute, or deliver any assignments for the benefit of creditors, or on the Assignee's promise to pay the debts of the Company;
- (8) do any act for which the consent of the Members is required by the Act;
- (9) terminate, liquidate and wind up the Company, except as otherwise provided in this Company Agreement;
- (10) admit additional or substitute Members except as otherwise provided in this Company Agreement;

- (11) do any set that would make it impossible to carry on the company purposes and business of the Company;
- (12) engage in any business activity other than that which is consistent with the Company purposes; and
- (13) amend this Company Agreement except as provided for in this Company Agreement.

ARTICLE VI)

- 7.01 DEFINITIONS. For purposes of this Article VII:
- A. "Limited Liability Company" includes any domestic or foreign predecessor entity of the Company in a merger, consolidation, or other transaction in which the liabilities of the predecessor are transferred to the Company by operation of law and in any other transaction in which the Company assumes the liabilities of the predecessor but does not specifically exclude liabilities that are the subject matter of this Article.
 - B. "Expenses" include court costs and attorneys' fees.
 - C. "Official capacity" means:
 - (1) when sued with respect to a Member, the Member; and
- (2) when used with respect to a person other than a Member, the elective or appointive office in the Company held by the officer or the employment or agency relationship undertaken by the employee or agent in behalf of the Company; provided, however, that in each case described in paragraphs (1) and (2) of this Subsection C., "official capacity" does not include service for any other foreign or domestic Limited Liability Company, corporation, or any partnership, joint venture, sole proprietorship, trust, employee benefit plan, or other enterprise.
- D. "Proceeding" means any threatened, pending, or completed action, sult, or proceeding, whether civil, criminal, administrative, arbitrative, or investigative, any appeal in such an action, suit, or proceeding, and any inquiry or investigation that could lead to such an action, or proceeding.
- 7.62 STANDARD FOR INDEMNIFICATION. The Company shall indemnify a person who was, is, or is threatened to be made a named defendant or respondent in a proceeding because the person is or was in an official capacity of the Company only if it is determined in accordance with this Article that the person:

- conducted himself in good faith;
- B. reasonably believed:
- (1) In the case of conduct in his official capacity of the Company, that his conduct was in the Company's best interests; and
- (2) In all other cases, that his conduct was at least not opposed to the Company's best interests; and
- C. In the case of any criminal proceeding, had no reasonable cause to believe his conduct was unlawful.
- 7.03 PROHIBITED INDEMNIFICATION. Except to the extent permitted by this Article, a person in an official capacity may not be indemnified under any section of this Article in respect of a proceeding:
- A. In which the person is found liable on the basis that personal benefit was improperly received by him, whether or not the benefit resulted from an action taken in the person's official capacity; or
 - B. In which the person is found liable to the Company.
- 7.04 EFFECT OF TERMINATION OF PROCEEDING. The termination of a proceeding by judgment, order, settlement, or conviction, or on a plea of note contendere or its equivalent is not of itself determinative that the person did not meet the requirements set forth in any section of this Article. A person shall be deemed to have been found tiable in respect of any claim, issue or matter only after the person shall have been so adjudged by a court of competent jurisdiction after exhaustion of all appeals thereform.
- 7.05 EXTENT OF INDEMNIFICATION. A person shall be indemnified under this Article against judgments, penalties (including excise and similar taxes), fines, settlements, and reasonable expenses actually incurred by the person in connection with the proceeding; but if the person is found liable to the Company or is found liable on the basis that personal benefit was improperty received by the person, the indemnification shall;
 - A. be limited to reasonable expenses actually incurred, and
- B. not be made in respect of any proceeding in which the person shall have been found liable for willful or intentional misconduct in the performance of such person's duty to the Company.
- 7.06 DETERMINATION OF INDEMNIFICATION. A determination of indomnification under any section of this Article must be made by the Member.

- 7.07 AUTHORIZATION OF INDEMNIFICATION. Authorization of indemnification and determination as to reasonableness of expenses must be made in the same manner as the determination that indemnification is permissible, except that (I) if the determination that indemnification is permissible is made by special legal counsel, authorization of indemnification and determination as to reasonableness of expenses must be made in the manner specified by the foregoing section for the selection of special legal counsel, and (ii) the provision of this Article making indemnification mandatory in certain cases specified herein shall be deemed to constitute authorization in the manner specified by this Section of indemnification in such cases.
- 7.08 SUCCESSFUL DEFENSE OF PROCEEDINGS. Except as provided otherwise by law or by this Agreement, the Company shall indemnify such person against reasonable expenses incurred by him in connection with a proceeding in which he is a named defendant or respondent because he is or was a person with official capacity if he has been wholly successful, on the merits or otherwise, in the defense of the proceeding.
- 7.09 COURT ORDER IN SUIT FOR INDEMNIFICATION. If, in a suit for indemnification required by the foregoing Section, a court of competent jurisdiction determines that the person is entitled to indemnification under that section, the court shall order indemnification and shall award to the person the expenses incurred in securing the indemnification.
- 7.10 COURT DETERMINATION OF INDEMNIFICATION. If, upon application of such person, a court of competent jurisdiction determines, after giving any notice the court considers necessary, that the person is fairly and reasonably entitled to indemnification in view of all the relevant circumstances, whether or not he has met the requirements set forth in any Section of this Article or has been found liable in the circumstances described in any Section of this Article, the court may order the indemnification that the court determines is proper and equitable; but, if the person is found liable to the Company or is found liable on the basis that personal benefit was improperly received by the person, the indemnification shall be limited to reasonable expenses actually incurred by the person in connection with the proceeding.
- 7.11 ADVANCEMENT OF EXPENSES. Reasonable expenses incurred by a person who was, is, or is threstened to be made a named defendent or respondent in a proceeding shall be paid or reimbursed by the Company in advance of the final disposition of the proceeding, without the authorization or determination specified in this Article, after the Company receives a written affirmation by the person of his good faith belief that he has met the standard of conduct necessary for indemnification under this Article and a written undertaking, which must be an unlimited general obligation of the person (and can be accepted without reference to financial ability to make repayment) but need not be secured, made by or on behalf of the person to repay the amount paid or reimbursed if it is utilimately determined that he has not met that standard or If it is utilimately determined that indemnification of the person against expenses incurred by him in connection with that

proceeding is prohibited by this Article. A provision contained in the Certificate, this Agreement, a resolution of Member, or an agreement that makes mandatory the payment or reimbursement permitted under this Section shall be deemed to constitute authorization of that payment or reimbursement.

- 7.12 EXPENSES OF WITNESS. Notwithstanding any other provision of this Article, the Company may pay or reimburse expenses incurred by a person in connection with his appearance as a witness or other participation in a proceeding at a time when he is not a named defendant or respondent in the proceeding, given that such appearance or participation occurs by reason of his being or having been in an official capacity of the Company.
- 7.13 INDEMNIFICATION OF OFFICERS. The Company shall indemnify and advance or reimburse expenses to a person who is or was an officer of the Company to the same extent that it shall indemnify and advance or reimburse expenses to the Member under this Afticle.
- 7.14 INDEMNIFICATION OF OTHER PERSONS. The Company may indemnify and advance expenses to any person who is not or was not an officer, employee, or agent of the Company but who is or was serving at the request of the Company as a manager, director, officer, partner, venturer, proprietor, trustee, employee, agent, or similar functionary of another foreign or domestic limited tiability company, corporation, partnership, joint venture, sole proprietorship, trust, employee benefit plan or other enterprise to the same extent that it shall indemnify and advance expenses to the Member under this Article.
- 7.15 ADVANCEMENT OF EXPENSES TO OFFICERS AND OTHERS. The Company shall indemnify and advance expenses to an officer, and may indemnify and advance expenses to an employee or agent of the Company, or other person who is identified in the foregoing Section, to such further extent as such person may be entitled by law, agreement, vote of the Member or otherwise.
- 7.15 CONTINUATION OF INDEMNIFICATION. The indemnification and advance payments provided by this Article shall continue as to a person who has ceased to hold his position as an officer, employee or agent, or other person described in any section of this Article, and shall inure to his heirs, executors and administrators.
- 7.17 LIABILITY INSURANCE. The Company may purchase and maintain insurance or another arrangement on behalf of any person who is or was a Member, officer, employee, or agent of the Company or who is or was serving at the request of the Company as a manager, director, officer, partner, venturer, proprietor, trustee, employee, agent, or similar functionary of another foreign or domestic limited liability company, corporation, partnership, joint venture, sole proprietorship, trust, employee benefit plan or other enterprise, against any liability asserted against him and incurred by him in such a

capacity or arising out of his status as such a person, whether or not the Company would have the power to indemnify him against that liability under this Article. If the insurance or other arrangement is with a person or entity that is not regularly engaged in the business of providing insurance coverage, the insurance or arrangement may provide for payment of a liability with respect to which the Company would not have the power to indemnify the person only if including coverage for the additional liability has been approved by the Member. Without limiting the power of the Company to procure or maintain any kind of insurance or other arrangement, the Company may, for the benefit of persons Indemnified by the Company, (1) create a trust fund; (2) establish any form of self-insurance; (3) secure its indemnity obligation by grant of a security interest or other lien on the assets of the Company; or (4) establish a letter of credit, guaranty, or surety arrangement. The insurance or other arrangement may be procured, maintained, or established within the Company or with any insurer or other person deemed appropriate by the Managers regardless of whether all or part of the stock or other securities of the insurer or other person are owned in whole or part by the Company. In the absence of fraud, the judgment of the Mambers as to the terms and conditions of the insurance or other arrangement and the identity of the insurer or other person participating in an arrangement shall be conclusive and the insurance or arrangement shall not be avoidable and shall not subject the Member approving the insurance or arrangement to liability, on any ground, regardless of whether the Member participating in the approval is a beneficiary of the insurance or arrangement.

ARTICLE VIII TAXES

The sole Member has elected to treat the Company as a single member limited liability company and will consequently will be disregarded as an entity separate from its member pursuant to Treas. Reg. Section 301,7701-2(a),

ARTICLE IX WINDING UP, LIQUIDATION, AND TERMINATION

- 9.01 WINDING UP. The Company shall be wound up and its affairs shall be wound up on the first to occur of the following:
 - A. the written consent of the Members:
- B. the expiration of the period fixed for the duration of the Company set forth in the Certificate; and
 - C. entry of a decree of judicial dissolution of the Company under the Act.
- 9.02 LIQUIDATION AND TERMINATION. On winding up of the Company, the Members will appoint one or more non-Members as Liquidator. The liquidator shall

proceed diligently to wind up the affairs of the Company and make finel distributions as provided herein and in the Act. The costs of liquidation shall be borne as a Company expense. The steps to be accomplished by the liquidator are as follows:

- A. as promptly as possible after winding up and again after final liquidation, the liquidator shall cause a proper accounting to be made by a recognized firm of certified public accountants of the Company's assets, liabilities, and operations through the last day of the calendar month in which the winding up occurs or the final liquidation is completed, as applicable;
- B. the Siguidator shall cause the notice described in the Act to be mailed to each known creditor of and claimant against the Company in the manner described in such Act;
- C. the liquidator shall pay, satisfy or discharge from Company funds all of the debts, liabilities and obligations of the Company or otherwise make adequate provision for payment and discharge thereof (including, without limitation, the establishment of a each escrow fund for contingent liabilities in such amount and for such term as the liquidator may reasonably determine); and
- D. all remaining assets of the Company shall be distributed to the Members as follows:
- (1) the liquidator may sell any or all Company property, including to the Member, and any resulting gain or loss from each sale shall be computed and allocated to the capital accounts of the Member;
- (2) with respect to all Company property that has not been sold, the fair market value of that property shall be determined and the capital account of the Members shall be adjusted to reflect the manner in which the unrealized income, gain, loss, and deduction inherent in property that has not been reflected in the capital accounts previously would be allocated to the Members if there were a taxable disposition of that property for the fair market value of that property on the date of distribution;
- (3) Company property shall be distributed to the Members in accordance with the positive capital account balances of the Member, as determined after taking into account all capital account adjustments for the taxable year of the Company during which the liquidation of the partnership occurs (other than those made by reason of this clause (3)); and those distributions shall be made by the end of the taxable year of the Company during which the liquidation of the Company occurs (or, if later, 90 days after the date of the liquidation); and
- (4) to the extent that any Company property is then remaining, it shall be distributed to the Member.

All distributions in kind to the Members shall be made subject to the Liability of each distributes for costs, expenses, and liabilities theretofore incurred or for which the Company has committed prior to the date of termination and those costs, expenses, and liabilities shall be allocated to the distribute pursuant to this Section. The distribution of cash and/or property to a Member in accordance with the provisions of this Section constitutes a complete return to the Member of his Capital Contributions and a complete distribution to the Member of his Membership interest and all the Company's property and constitutes a compromise to which all Members have consented within the meaning of the Act. To the extent that a Member returns funds to the Company, it has no claim against any other Member for those funds.

- 9.03 DEFICIT CAPITAL ACCOUNTS. Notwithstanding anything to the contrary contained in this Agreement, and notwithstanding any custom or rule of law to the contrary, to the extent that the deficit, if any, in the capital account of the Member results from or is attributable to deductions and losses of the Company (including non-cash items such as depreciation), or distributions of money pursuant to this Agreement to the Member, upon dissolution of the Company such deficit shall not be an asset of the Company and such Member shall not be obligated to contribute such amount to the Company to bring the balance of such Member's capital account to zero.
- 9.04 CERTIFICATE OF TERMINATION. On completion of the distribution of Company assets as provided herein, the Company is terminated, and the authorized Member shall file a Certificate of Termination with the Secretary of State of Texas, cancel any other filings made pursuant to this Agreement, and take such other actions as may be necessary to terminate the Company.

ARTICLE X GENERAL PROVISIONS

- 10.01 AMENDMENT OR MODIFICATION. This Agreement may be amended or modified from time to time only by a written instrument of the Member.
- 10.02 CHECKS, NOTES, DRAFTS, ETC. All checks, drafts or other orders for payment of money, notes or other evidences of indebtedness issued in the name of or payable to the Company shall be signed or endorsed by a designated person which may be appointed by the Member. The designated person may be an, officer(s) or other person(s) as may from time be designated.
- 10.03 HEADINGS. The headings used in this Agreement have been inserted for convenience only and do not constitute matter to be construed in interpretation.
- 16.04 CONSTRUCTION. Whenever the context so requires, the mesculine shall include the feminine and neuter, and the singular shall include the plural, and conversely.

If any portion of this Agreement shall be invalid or inoperative, then, so far as is reasonable and possible:

- The remainder of this Agreement shalf be considered valid and operative; and
- Effect shall be given to the Intent manifested by the portion held invalid or Inoperative.

10.05 ENTIRE AGREEMENT; SUPERSEDURE. This Agreement constitute the entire agreement of the Members relating to the Company and supersedes all prior contracts or agreements with respect to the Company, whether oral or written.

10.06 BINDING EFFECT. Subject to the restrictions on Dispositions set forth in this Agreement, this Agreement is binding on and inure to the benefit of the Members and their successors, and assigns.

10.07 GOVERNING LAW; SEVERABILITY. This Agreement ARE GOVERNED BY AND SHALL BE CONSTRUED IN ACCORDANCE WITH THE LAW OF THE STATE OF TEXAS, EXCLUDING ANY CONFLICT-OF-LAWS RULE OR PRINCIPLE THAT MIGHT REFER THE GOVERNANCE OR THE CONSTRUCTION OF This Agreement TO THE LAW OF ANOTHER JURISDICTION. In the event of a direct conflict between the provisions of this Agreement and (a) any provision of the Certificate, or (b) any mandatory provision of the Act, the application provision of the Certificate or the Act shall control. If any provision of this Agreement or the application thereof to any Person or circumstance is held invalid or unenforceable to any extent, the remainder of this Agreement and the application of that provision to other Persons or circumstances is not affected thereby and that provision shall be enforced to the greatest extent permitted by law.

The undersigned, being the Initial Member as specified in the Certificate, hereby certifies that the foregoing Agreement was adopted by her, effective as of the date of this Agreement, TO WITNESS WHICH she has hereunto affixed her signature.

Signature

Sharing Ratio

Commitment

Real property as described on Exhibit A hereto.

channa Wells

-13-

tery Public, State of Ter . Expires 09-09-2022 Kotary ID 13167026-2

Exhibit A Real Property Contributed to the Company

Member's interest in and to that residential real property located in Brewster County, Texas and more particularly described as:

Lot Six (6) and the East 14 yards of Lot Seven (7), Block Four (4), Hancock Addition, North of the Railroad to the City of Alpine, Brewster County, Texas, as the same appears in Envelope No. 20, Plat records on file in the Office of the County Clerk of Brewster County, Texas.

WARRANTY DEED

Dates September 25, 2004

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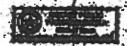
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Doc#: 108535
Pages: 22
08/14/2019 01:32PM
Filed & Recorded in
Official Records of
BREWSTER COUNTY
BERTA RIOS-MARTINEZ
COUNTY CLERK
Fees: \$106.00

STATE OF TEXAS
COUNTY OF BREWSTER
I hereby certify that this instrument was
FILED on the date and at the time stamped
hereon by me and was duly RECORDED in the
Votume and Page of the Official Public
Records of Browster County, Texas
VOL: 0373 PAGE: 0513

Arte List-Inacting.
County Clerk, Brewster County, Texas



Welcome to El Viejo Adobe!

IN CASE OF EMERGENCY CALL 911

OTHER EMERGENCY NUMBERS

Alpine Police Department - 432.837.3486

Brewster County Sheriff's Department - 432.837.3488

Fire Department Non-Emergency Only – 432.837.2366

Animal Control - 432.837.3486

Poison Control - 800.222,1222

Host April - 432.386.8296

SEVERE WEATHER ALERTS Tune into local radio stations KVLF 1240 AM or KALP 92.7 FM

WIFI CONNECTION INFO

Network Name: lelviejoadobe

Password: Alpine79830

MORE ABOUT EL VIEJO ADOBE

Alpine, known as Murphyville from 1883-1888, was established on the last open grazing land in Texas, when the railroad came through, making shipping cattle to market easier than the long trail drives. Ranching drove the economy in this part of Texas.

This old adobe (El Viejo Adobe) sits on land that was once part of the W.B. Hancock ranch just East of the cow town of Alpine. In 18888, Alpine had 12 houses, 3 saloons, 1 hotel, 1 rooming house, a livery stable (the biggest building in town), a butcher shop in a tent, a drugstore/ post office. W.B. Hancock was the postmaster.

Early on, Mr. Hancock gave 100 acres for the establishment of Sul Ross State College, which was approved by the Texas Legislature in 1917. And the first building was completed and opened in 1921.

Sul Ross was named after Lawrence Sullivan Ross was originally from Waco, Texas. He was one of the youngest Civil War generals, a Texas Ranger, Senator, Texas Governor, & President of Texas A&M.

After donating land for Sul Ross, Mr. Hancock created a legal subdivision across from Sul Ross to be eventually annexed into the original Alpine townsite which was located fifty blocks North and thirty blocks South of the train depot.

In 1925, Hancock sold the rest of his ranch which was North East of Alpine to H.L. Kokernot Sr.

Right outside on the front porch, you will see Hancock Hill located directly behind the college. The subdivision that this home sits on is called Hancock addition.

House Rules — No Smoking, No Pets, No Parties. Please do not rearrange the furniture.

TV Info - The tv has an Amazon Fire stick available to watch your favorite shows.

You will need your own account to access the apps, such as, Netflix and Hulu.

Don't forget to sign out of your account before checking out.

Trash — There is a dumpster located on the street behind the house one block over.

Parking — There is a parking lot located to the south of the home. Please use this parking lot and do not park behind the home or in the street.

Heating/Cooling — The house has central air and heat, the thermostat is located in the kitchen. The extra bedroom was once a patio and was converted to a second bedroom. There is a heater and fan provided for this room.

Attractions -

Museum of the Big Bend

Gage Gardens

Museumofthebigbend.com

gagehotel.com/experience/gage-gardens

Post Park

texasmountaintrail.com

McDonald Observatory

Balmorhea State Park

Kokernot 06 Cowbovs Baseball Stadium

mcdonaldobservatory.org

tpwd.texas.gov

alpine.pecosleague.com

Hiking -

Point of Rocks Altrails.com **Chihuahuan Desert Research Institute**

cdri.org

Hancock Hill/Desk Hike

Alltrails.com

Big Bend National Park

Nps.gov

Big Bend Rach State Park

tpwd.texas.gov

Davis Mountain State Park

tpwd.texas.gov

Gas - (* Pro Tip - Full up before heading south)

Stripe's

The Triangle

Undes

Groceries, ATM -

Blue Water Natural Food One Mile South 45978, TX-118 Alpine, Texas 79830 Porter's Thriftway 104 N 2nd Street Alpine, Texas 79830 Porter's Thriftway 101 E Sul Ross Street Alpine, Texas 79830

Dog Park — Kokernot Park off Fighting Buck Ave.

Events — For updated info on Events check with:

Chamber of Commerce www.visitalpinetx.com

Big Bend Tourism Council visitbigbend.com

Alpine Avalanche alpineavalanche.com

Laundry — Tumbleweed Laundry, 215 E Holland Ave, Texas 79830

Restaurants — For updated info on local restaurants and food trucks check with <u>www.visitalpinetx.com</u>

Souvenirs — Many shops and galleries downtown offer souvenirs, as well as True Value Hardware. (IT's way more than just a hardware store.)

CHECKOUT INSTRUCTIONS

Our housekeepers work very hard to make sure everything is clean and sanitized before your arrival. They would greatly appreciate if you could do the following:

- Strip sheets and pillowcases and place in hamper.
- Place used towels in hamper or bathroom.
 - Gather all trash and place in kitchen
- Wash all dirty dishes and clean out coffee pot

THANK YOU FOR STAYING! COME BACK SOON!

MORE ABOUT BIENVENIDO BIG BEND

Hi! I'm April and most likely have been corresponding with you before your arrival. I "married into Alpine" over 20 years ago when I met my husband who was born and raised here. Having grown up on a cotton farm, I was used to rural living. But I never expected to fall in the love with the desert mountains. Alpine and the entire Big Bend is a truly unique area. The love of the area and my love of hospitality were married when I had the opportunity to manage short term rentals. I began Bienvenido Big Bend and have continued to add to my portfolio of vacation homes in Alpine.

I am honored that the owners of EL Viejo Adobe have entrusted me to manage their home, and grateful that you have chosen to reserve it for your stay. My staff and I take pride in providing clean and comfortable homes to visitors in the area.

Enjoy your stay and Bienvenido a Big Bend!



n.	Short Term Rental Special Use Permit for 302 W Ave B. Owner of record is William & Rachael Hurst.

TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

CITY OF ALPINE

Ir.itial inspection: At the time of initial application the short-term rental shall be inspected by the Building Official or designee. The purpose of this inspection is to assure conformance of the dwelling unit with the international Residential Code, International Fire Code, Property Management Code and City of Alpine Short-Term Rental ordinance, related to potential safety issues and to establish maximum occupancy, including but not limited to an approved means of egress from every bedroom. A follow up inspection is included in the initial fee. Any further inspections will cost \$ 35.00 each. An inspection won't occur until all required application documents have been received by the city.

toocited by the only.	a 1 Hust of - cos
Property Address 302 W AVEB PI	roperty Owner Rochael Hust 252-0843
Local Representative	Phone
Parking Diagram approved Yes / No	Number of occupants approved Yes / No
General Requirements:	Mechanical:
House numbers installed and clearly visible from street. Smoke alarms installed in all sleeping rooms. Carbon Monoxide detectors as required by fire code Fire Extinguisher or Sprinkler System Sanitation: All plumbing fixtures connected to sanitary sewer with Approved P-traps. All plumbing fixtures connected to approved water supply Hot and cold water. No signs of mold or mildew on wall surfaces. No signs of infestation from rodents or insects. All sanitary facilities installed and maintained in safe and Sanitary condition.	Every habitable room contains at least two electrical outlets and light Fixtures. All electrical equipment, wiring, and appliances have been installed and are in a safe manner Dwelling is equipped with heating facilities in operating condition. All solid fuel burning appliances are installed per applicable codes maintained in safe working condition. Dwelling has proper ventilation in all rooms and areas where fuel All fuel burning appliances are installed. Structural:
Safety: Basement and all sleeping rooms are provided with windows Designed to meet egress standards or exterior doors All stairs, decks, and balconies over 30 inches in height are Provided with approved guardralis. Requirements of the IBC and IRC are met for dwelling units. Dwelling has no broken windows or doors No broken, rotted, split, buckled of exterior wall or roof Coverings that affect the protection of the structural elements Behind them.	Dwelling has no sags, splits or buckling of cellings, roofs, celling or roof supports or other horizontal members due to detective material or deterioration. No split, lean, list, or buckle of dwelling walls, partitions or other Vertical supports due to detective material or deterioration. No evidence of decay or damage to exterior stairs or decks.
Any of the above items which have been checked must be corrected permit.	d and re-inspected prior to the issuance of a transient/short-term rental
To request an inspection please call 432.837,3281 Building Service	<u>.</u> I
Inspected by: DAVIDHALE TCFP WSP	Approved Date: Date:

William and Rachael Hurst 14006 Possum Tree San Antonio, Texas 78216 210-452-0843

April 6, 2021

City of Alpine STR Special Use Permit 100 N. 13*Street Alpine, Texas 79830

RE: Windmill House 302 W. Ave. B Alpine, Texas 79830

Dear Sir or Madam:

As per the application process to receive an STR Special Use Permit, we are sending this letter regarding the above referenced vacation rental. Windmill House is booked through AirBnb and is a very popular location. We are considered Super Hosts with a 5-star rating. Most every review refers to the lovely décor, well-kept exterior landscaping, ample porch and patio seating and the convenient walking distance to downtown restaurants and shopping.

Windmill House is situated on .4137 acres and is a wide double lot. There is plenty of property parking and no guests have ever parked near adjacent homes. We are friends will all the neighbors and they truly appreciate how we refurbished this house which was built in 1917. Before our ownership, the house was delipidated and uninhabitable.

Alpine is a shining star of Texas and we are truly proud owners of Windmill House and love being part of its economy and tourism. Thank you for considering our permit application.

Sincerely,

Monty and Rachael Hurst

For Buildi	ing Services Use Only	
Date Submitted:	Receipt No:	
RLD Inspection:	Fire Inspection:	

Approved: ____ Not Approved:

City of Alpine, Texas

Short-Term Rental Special Use Permit (STR-SUP) Application

STR-CUP Application Fee is \$350.00 per property. (non-	refundable) Please complete one application per property
STR Type: Owner Occupied Single Unit Non-	-Owner-Occupied Multi-Unit Non-Owner Occupied
Existing/New Structure: Existing Structure	lew Construction
PART 1. PROPERTY INFORMATION	
Street address of property	The sample
302 W. Avc B	A
Lot See Deed Block Addi	
Square footage of property Number of Be	drooms & Units Size of property lot
Present zoning district	Proposed use of the property
And the second s	Short-Term Rental
Zoning ordinance provision requiring a conditional STR	l use (This box will be completed by the Building Official)
JIK .	31
PART 2. PROPERTY OWNER INFORMATION	
Name of current property owner(s) (Use separate she	eet of paper with additional owners' information if necessary)
William and Rowhard Hu	
Mailing address of property owner (cannot be P.O	Box)
14001 Possum Tree	
City/State/Zip code of property owner	512
Son Antonio TX 7823	7
Telephone number of property owner	Email address of property owner
010	8.84
PART 3. DESIGNATED OPERATOR'S INFORMA	rachael @ spigel properties con
Name of designated operator	TION
Some as Property a	net
Designated operator's physical address (must be lo	cated within 30 minutes of STR property)
City/State/Zip code of designated operator	
Telephone number of designated operator	Email address of designated operator

PART 4. SUPPORTING DOCUMENTS Please complete and submit the following attached documents with application 1. STR Local Representative Certification: Please provide a copy of Driver's License if different from STR owner) _ Homeowner's Association Declaration: See attachment 3. Proof of Property Insurance: Please complete attachment and provide a copy of a property insurance summary that states STR coverage is included and/or complete General Release of Liability waiver (See attachment) Please submit the following documents with your application 4. Letter: Submit a letter describing the proposed STR use, describe whether the proposed STR will, or will not cause substantial harm to the value, use, or enjoyment of the other properties in the neighborhood. Also describe how the proposed STR will add to the value, use or enjoyment of other properties in the neighborhood. 5. Floor Plan: A Sketch floor plan of the dwelling with dimensional room layout. Please identify sleeping areas, evacuation route(s) and location of fire extinguishers. 6. Parking Requirement: A site plan/survey of the property that indicates the maximum number of vehicles that can be legally parked on the property. Parking spaces cannot include on-street parking, sidewalks, alleys or other public rights-of-way Driver's License: Please provide a copy of STR owner's driver's license Proof of STR Property Ownership: Property tax documents, deed, or copy of title (all owners must sign application info Sheet: A copy of the informational sheet/brochure that is provided to guests of the STR. Please include: A.) The 24-hour contact information of the STR owner or local representative B.) Neighborhood info such as parking and noise restrictions, trash collection schedules, C.) Emergency and non-emergency telephone numbers for police and fire departments D:) Instructions for obtaining severe weather, natural or man-made disaster alerts. Part 5. ADDITIONAL SUPPORTING DOCUMENTS FOR COMERCIAL PROPERTIES ONLY 10. **Illumination** Plan PART 6. ADDITIONAL SUPPORTING DOCUMENTS FOR NEW CONSTRUCTION ONLY Site Application Form B: Application of site plan approval (Section 20, see attached Form "B") The site plan submission shall meet the requirements of Section 20.04 (A)(E) Site Plan Requirements. 12. Letter: Submit a letter describing conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations PART 7. ACKNOWLEDGEMENTS RHI All STR-SUP 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. At least ten (10) before the public hearing for a STR-CUP application, the city will send written notice to all property owners within 200 feet of the STR to inform them of the use of the STR-CUP application. The notice will provide the applicant's 24-hour contact information and information about STR regulations. 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 STR-SUP can only be approved by city council through the public hearing process.

	and the second s	
Wb	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.	re
6	All short-term rentals are subject to fire inspections before issuance of a STR-SUP permit. The inspections will include compliance with the 2018 International Fire Code, 2015 International Residential Code, 2015 International Building Code and all applicable City of Alpine Code of	1
200	Ordinances. After a STR-SUP is approved, all short-term rentals must register with the city annually. There is a \$100 annual registration fee. All short-term rentals are required to pay a hotel occupancy monthly or quarterly to the City of Alpine. Failure to register and pay for HOT taxes is grounds for revocation of a STR-SUP. I have read and understand all of the requirements as set forth by the application for a Short-Term Rental Special Use Permit and acknowledge that all requirements of this application have been met at the time of submittal.	f
i	PART 7. SIGNATURE TO AUTHORIZE FILING OF A STR-SUP (ALL PROPERTY OWNERS MUST SIGN, SUBMIT AN ADDITIONAL SIGNATURE PAGE IF NECESSARY)	_
	Print Property Owners Name Property Owners Signature The State Of Texas County Of Book Before Me Annual Cone Lead is on this day personally appeared Rachaethurst (Notary) 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.	ų.
	(Seal) Given Live and LYNDAHATE White his lund as of April A.D. 2021 Comm. Expires 08-14-2023 Notary ID 126217137 William Huest William Huest	
	Print Property Owners Name Property Owners Signature The State Of County O	
	(Seal) LYNDA JANE WALLIS Notary Public, State of Texas Comm. Expires 08-14-2023 Notary ID 126217137 Notary in And for State of Texas	

Office Use Only
Received Date: 4/6/21
By Cc



SHORT TERM RENTAL REGISTRATION

New Registration or Change of Inform	nation?
New Registration	
O Change of Information	
SECTION I: PROPERTY INFORMATION	
* PROPERTY NAME	
Windmill House	
* STREET ADDRESS	
302 W. Ave. B, Alpine, Texas	
Address, City, State, Zip	
LEGAL DESCRIPTION	* TOTAL NUMBER OF RENTAL UNITS
See General Warranty Deed	One house
Addition, Block, Lot	Number of separate rental units in building (capacity for multiple stays simultaneously)

SECTION II: OWNER INFORMATION

A. INDIVIDUAL OWNERSHIP

Please fill out this section if you own and operate the Short Term Rental (STR) individually and not through an officially established business. If you operate this STR through an established business, skip to section B. You are **REQUIRED** to fill out either Section A or Section B.

OWNER FIRST NAME	OWNER LAST NAME	PHONE	
William an Rachael		2104520843	
MAILING ADDRESS	EMAIL		
14006 Possum Tree Rd	alpinewindmillhouse@g		
Address, City, State, Zip			

OWNERSHIP FORM Other (Please Explain) O Partnership O Corporation If you selected "other" under Ownership Form, please explain here. Orrc Other (Please Explain) **BUSINESS NAME CONTACT FIRST NAME** PHONE **CONTACT LAST NAME** Rachael Hurst 2104520843 This is generally the business owner or manager **EMAIL MAILING ADDRESS** 14006 Possum Tree Rd alpinewindmillhouse@gmail.com Address, City, State, Zip SECTION III: PROPERTY MANAGER Fill out this section if you have a Property Manager who is different than the Owner PROPERTY MANAGER FIRST NAME PROPERTY MANAGER LAST NAME PHONE Ex. (123) 456-7890 **MAILING ADDRESS EMAIL** rachael@spigelproperties.com Address, City, State, Zip **TERMS OF ACCEPTANCE & SIGNATURE** I acknowledge that all information supplied above is true and correct to the best of my knowledge or belief. I further acknowledge that the Short Term Rental that I own is subject to all provisions of the orders and ordinances of Alpine, and all of the provisions of the codes, statutes, and rules adopted under the codes and statutes of the State of Texas regarding Short Term Rental establishments. I acknowledge that as a Short Term Rental owner I am responsible for the payment of Hotel Occupancy Taxes amounting to 7% per stay. I understand that payment of Hotel Occupancy Taxes is payable to the City of Alpine. * ELECTRONIC SIGNATURE * Date 04/06/2021

B. CORPORATE OWNERSHIP

Rachael Hurst

Please type your first and last name

Format MM/DD/YYYY

I understand that checking this box constitutes a legal signature confirming that I acknowledge and agree to the above Terms of Acceptance.



SHORT TERM RENTAL REGISTRATION

SECTION I: PROPERTY INFORMATION

* PROPERTY NAME

Alpine Windmill House

* STREET ADDRESS

302 W. Avenue B. Alpine, Texas 79830

Address, City, State Zip

LEGAL DESCRIPTION

*TOTAL NUMBER OF RENTAL UNITS

One house.

Addition, Block, Lot

Number of separate rental units in building (capacity for multiple stays simultaneously)

SECTION II: OWNER INFORMATION

A. INDIVIDUAL OWNERSHIP

Please fill out this section if you own and operate the Short Term Rental (STR) individually and not through an officially established business. If you operate this STR through an established business, skip to section B. You are REQUIRED to fill out either Section A or Section B.

OWNER FIRST NAME

OWNER LAST NAME

PHONE

William and Rachael

Hurst

210-452-0843

MAILING ADDRESS

EMAIL

14006 Possum Tree, San Antonio, Texas 78232

alpinewindmillhouse@gmail.com

Address, City State Zio

B. CORPORATE OWNERSHIP

OWNERSHIP FORM

Other (Please Explain)

O Partnership

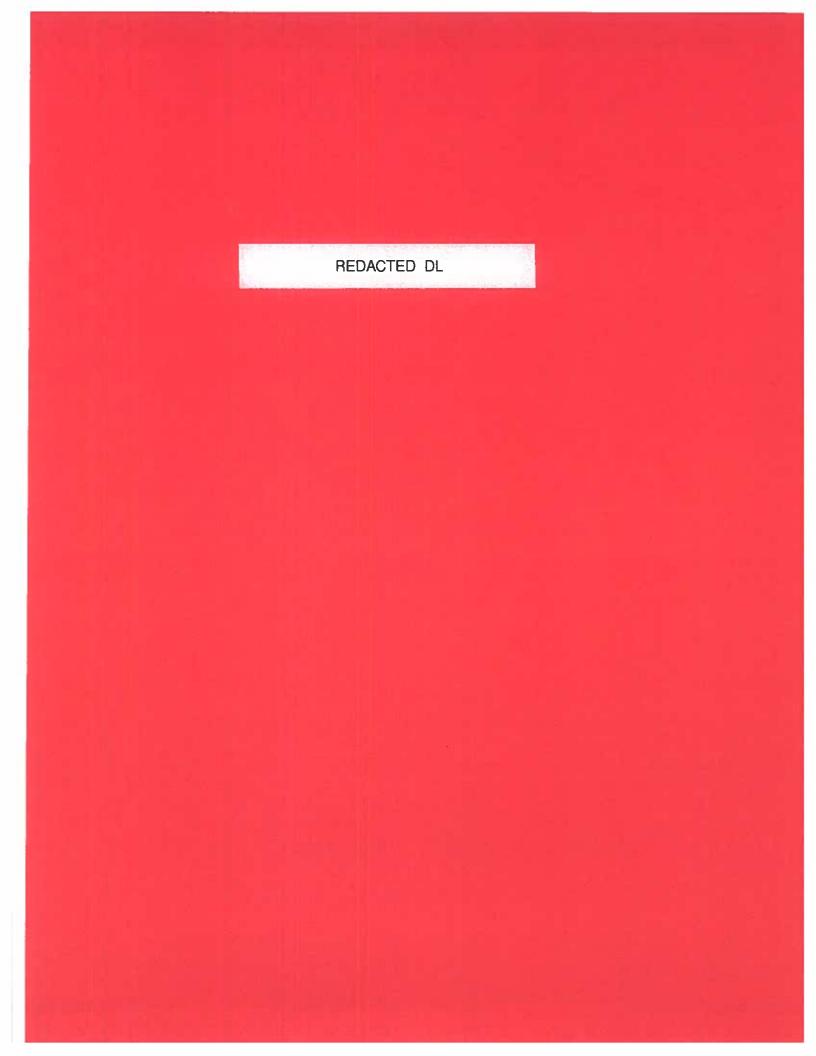
O Corporation

CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

□-New □ Change

24-hour Representative: The short-term rental owner and designated representative's name, physical address, email address and phone number must be provided to the City upon permit application and annual renewal. The information shall be kept current at all times. The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes, and if requested they must respond. If there is a change in the designated representative the property owner must immediately submit to the City the name and contact information of the new representative.

on but to the City the name and contact mist mation of the new left eschiative.
Short-Term Rental Address: 302 W. Ave B.
Property Owner Name: William and Ruchael Hurst
Local Representative:
Name: Steve Stumberg Telephone: 432-294-0499
Physical Address: 2005 Gray Email: Steve stumbera Co
Mailing Address: P.O. Boy 737, Alpine Th 19831
Local Representative Responsibilities:
 The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes. If there is change in the designated representative the property owner must submit to the City the name and contact information of the new representative. Neighbor Notice: The City shall provide an initial mailing or email to neighbors within a 200-foot radius of the short-term rental property address. The notice shall contain the owner and representative contact information, a parking plan, and the city website address where the information is also posted. The neighbors and the city shall be immediately informed whenever there is a change in contact information.
By signing below, the local representative acknowledges that he/she has read, fully understands and agrees to comply with the responsibilities outlined above. Please provide a copy of Driver's License if different from STR property owner.
Local Representative Signature: Steve Stumbag Date: 4/9/21
Property Owner's Signature: Rachael Hurst Date: 4/12/21



CITY OF ALPINE STR HOMEOWNER'S ASSOCIATION DECLARATION

I DECLARE the homeowner's association for which this property belongs allows transient rental /short-term rental dwellings.

The state of the s
(Property Address)
(Managing HOA Representative Signature)
Date:
OR B
I DECLARE there is no Homeowners Association requirement for this property.
302 V AR B
(Property Address)
Rachael Hurst William Hiris
(STR Owners Signature)
Date: 4-12-21

CITY OF ALPINE STR PROOF OF PROPERTY INSURANCE

I declare that I have obtained short-term-rental insurance or an insurance policy that specifically states it includes short-term-rentals for the property listed on my STR-SUP application. I have attached proof of this insurance policy to my STR-SUP application.

Borbad Hurst	and the same of th	4/12/21
Property Owner's Signature	FA	Date
William Hunt	IA	4/12/21
Property Owner's Signature	A y	Date
OR		

I declare that I do not have specific short-term rental coverage on the property listed in my STR-SUP application. I understand that my homeowners or landlord may not adequately over my short-term rental. Further, I will opt in to sign the General Release of Liability on the following page.



RACHAEL L CURRAN-HURST AND WILLIAM M HURST 302 W AVENUE B ALPINE, TX 79830

April 6, 2021

Reference: Existing USAA Homeowners Insurance Policy Summary

We're writing to provide the following summary of the USAA homeowners policy:

Effective date of policy:

October 13, 2020 12:01 a.m. local time
October 13, 2021 12:01 a.m. local time

Policy location:302 W AVENUE B,
ALPINE, TX 79830

Policy number: CIC 004834382 95A

Named Insured: RACHAEL L CURRAN-HURST AND WILLIAM M

HURST

Description of coverage(s)

Dwelling coverage:\$266,000Home Protector:IncludedPersonal belongings:\$199,500Personal liability:\$1,000,000Medical payments:\$5,000

Deductible(s)

 All other perils:
 1.00% (\$2,660)

 Wind and hail:
 1.00% (\$2,660)

Revised Annual Premium: \$1,163.01

Your Home Protector coverage, if included, provides you an additional 25% of dwelling coverage. Policy terms, conditions and exclusions apply.

Notification to Additional Interest Upon Cancellation

If this policy is canceled or not renewed, the mortgagee/lender will be properly notified at least 10 days before the date cancellation or nonrenewal takes effect.

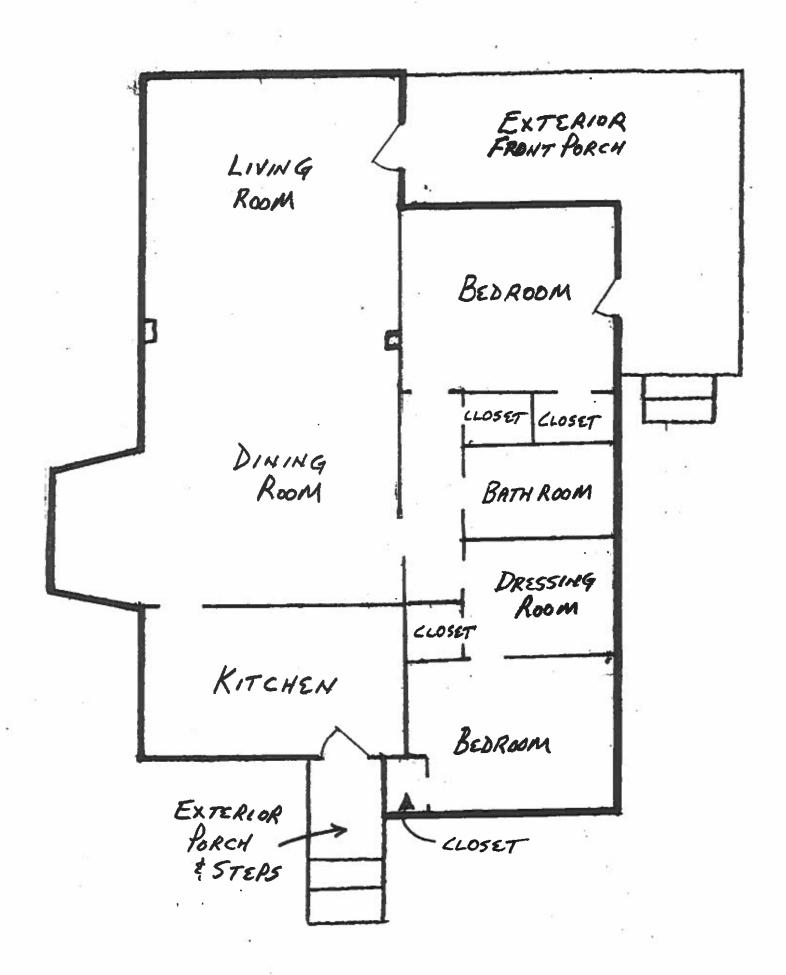
If you have questions about the changes to the policy, please call us at 210-531-USAA (8722), our mobile shortcut #8722 or 800-531-8722. As always, we appreciate the opportunity to serve you.

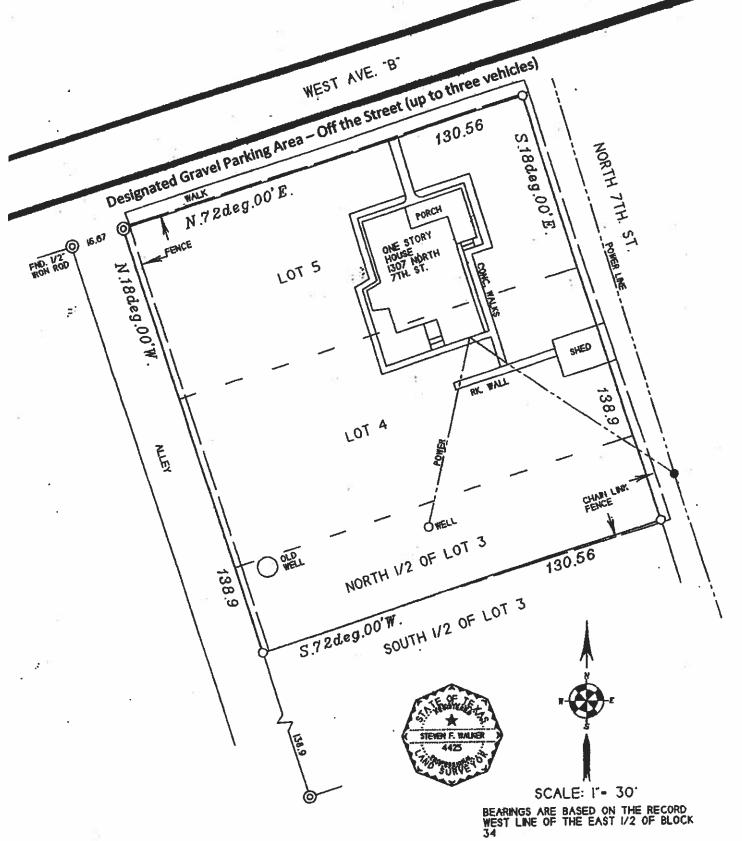
Thank you, USAA Casualty Insurance Company

004834382 - DM-04664 131780-0521

GENERAL RELEASE OF LIABILITY

Wer/L	
A	Short Term Rental Operator Street Address (Hereinafter the "Releasor") have agreed
to th	nis General Release of Liability ("Agreement") for no payment or consideration.
ackr Alpi and firm none any : what and :	EREFORE under the terms of this Agreement and sufficiency of which is hereby nowledged, do hereby release and forever discharge City of Alpine, of 100 N. 13th Street, ine, Texas, 79830 (Hereinafter the "Releasee") including their agents, employees, successors assigns, personal representatives, affiliates successors and assigns, and any and all persons, is or corporations liable or who might be claimed to be liable, whether or not herein named, a of whom admit any liability to the undersigned, but all expressly denying liability, from and all claims demands, damages. Actions, causes of action or suits of any kind or nature tsoever, which I now have or may hereafter have, arising out of or in any way relating to any all injuries and damages that may develop in the future, as a result or in any way relating to undersigned's decision, as a Short Term Rental Operator in Alpine, to opt out of chasing liability insurance for the Operator's Short Term Rental.
settle Rele are c unde	understood and agreed that this Agreement is made and received in full and complete ement and satisfaction the causes of action, claims, and demands mentioned herein; that this ease contains the entire Agreement between the parties; and that the terms of this Agreement contractual and not merely a recital. Furthermore, this Release shall be binding upon the exigence, and his respective heirs, executors, administrators, personal representatives, essors, and assigns. This release shall be subject to and governed by the laws of the State of its.
	Release has been read and fully understood by the undersigned and has been explained to
me. EXE	CUTED this 12 day of April 2021
Relea	asor's Signature: Rahul Hurt
Relea	asor's Printed Name: hethael Hurse
	William Horst





PLAT of a survey of the North 1/2 of Lot 3 and all of Lots 4 and 5. Block 34. Original Townsite of Alpine. as per a plat on file in Envelope #184. Plat Records. in the office of the County Clerk. Brewster County. Texas

- O 1/2" IRON ROD AND CAP MARKED WALKER 4425" SET
- O ROUND CONCRETE PILLARS FOUND



Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

GENERAL WARRANTY DEED

Doc# 99070

CORY

Effective Date: October 14, 2015

Grantor:

Grantee:

GERALD ECKLEY, PETE PETERSON and J. ROBERT STOVELL, Co-Trustees of the ROBERT

POSEY JR. REVOCABLE TRUST

Grantor's Mailing Address:

P.O. Box 1372 Alpine, TX 79831 Brewster County, Texas

WILLIAM HURST and RACHAEL HURST

Grantee's Mailing Address

14006 Possum Tree Rd San Antonio, TX 78232-4959 Bexar County, Texas

Consideration

Cash and other valuable Consideration

Property (including any improvements):

The North Half (N/2) of Lot Three (3) and all of Lots Four (4) and Five (5), Block Thirty-four (34), ORIGINAL TOWN OF ALPINE, Brewster County, Texas, as the same appears in the Plat on file in Envelope #184, Map/Plat Records on file in the office of the County Clerk of Brewster County, Texas. Said Lots being more particularly described in a Plat of the survey attached hereto as Exhibit "A", dated August 3, 2015, and prepared by Steven F. Walker, R.P.L.S. No. 4425, which Exhibit is made a part of this instrument by reference and incorporated herein for all purposes.

Reservations from Conveyance

None

Exceptions to Conveyance and Warranty:

Subject to validly existing easements and rights-of-way, whether of record or not; any encroachments, protrusions, or overlapping of improvements; mineral interests outstanding in persons other than Grantor, if any, and taxes for 2015, which have been prorated and adjusted in cash as of the date hereof and which Grantee assumes and agrees to pay

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Granter binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty

When the context requires, singular nouns and pronouns include the plural

GENERAL WARRANTY DEED
GERALD ECKLEY et al. Co-Trustees of the ROBERT POSEY JR. REVOCABLE TRUST - Grantor
WHILIAM HURST and RACHAEL HURST - Grantee
INDIVIDUAL GRANTOR SIGNATURE PAGE

EXECUTED by Grantor as of the Date first above written.

"GERALD ECKLEY,
Co-Trustee of the ROBERT POSEY OR, REVOCABLE TRUST

(Acknowledgment)

STATE OF TEXAS

ş

COUNTY OF BREWSTER

85

This instrument was acknowledged before me on October). 2015, by GERALD ECKLEY, Co-Trustae of the ROBERT POSEY JR. REVOCABLE TRUST, in his fiduciary capacity on behalf of the Beneficiary of said Trust.

LYNNE C. BALDWIN
Notary Public, State of Texas
My Commission Expires
September 26, 2017

Notary Public, State of Texas

GENERAL WARRANTY DEED
GERALD ECKLEY et al, Co-Trustees of the ROBERT POSEY JR. REVOCABLE TRUST - Grantov
WILLIAM HURST and RACHAEL HURST - Grantoe
INDIVIDUAL GRANTOR SIGNATURE PAGE

EXECUTED by Grantor as of the Date first above written.

PETE PETERSON,

Co-Trustee of the ROBERT POSEY JR. REVOCABLE TRUST

LAZ

(Acknowledgment)

STATE OF TEXAS

ş

COUNTY OF BREWSTER

88 K

This instrument was acknowledged before me on October 1.2. 2015, by PETE PETERSON, Co-Trustee of the ROBERT POSEY JR. REVOCABLE TRUST, in his fiduciary capacity on behalf of the Beneficiary of said Trust.

LYNNE C. BALDWIN
Notary Public, Starte of Texas
My Commission Expires
September 25, 2017

Nodely Public, State of Texas

GENERAL WARRANTY DEED
GERALD ECKLEY et al, Co-Trustees of the ROBERT POSEY JR. REVOCABLE TRUST - Granter
WILLIAM HURST and RACHAEL HURST - Grantee
INDIVIDUAL GRANTOR SIGNATURE PAGE

SCUTED by Grantor as of the Date first above written.

ROBERT STOVELL

Co-Trustee of the ROBERT POSEY JR. REVOCABLE TRUST

(Acknowledgment)

STATE OF TEXAS

ş

COUNTY OF BREWSTER

83

This instrument was acknowledged before me on October 1, 2015, by J. ROBERT STOVELL, Co-Trustee of the ROBERT POSEY JR. REVOCABLE TRUST, in his fiduciary capacity on behalf of the Beneficiary of said Trust.

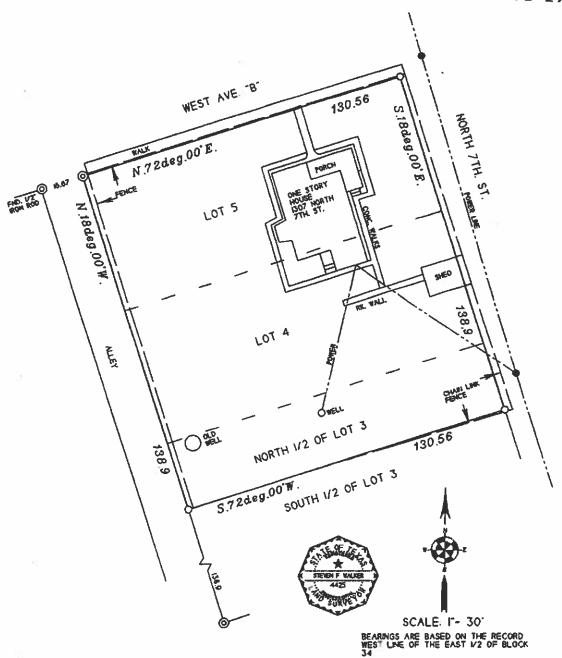
[Seal]

Notari Bublic State of Tours

AFTER RECORDING RETURN TO:

BIG BEND TITLE, LLC P.O. BOX 813 FORT DAVIS, TX 79734 GF# 7959-15-B PREPARED IN THE LAW OFFICE OF:

JOSEPH P. JAMES ATTORNEY AT LAW P.O. BOX 2013 FORT DAVIS, TX 79734



PLAT of a survey of the North 1/2 of Lot 3 and all of Lots 4 and 5. Block 34. Original Townsite of Alpine, as per a plot on file in Envelope #184. Plat Records, in the office of the County Clerk. Brewster County, Texas

- O 1/2" IRON ROD AND CAP MARKED "WALKER 4425" SET
- @ ROUND CONCRETE PILLARS FOUND

ACCORDING TO THE FRII HAP, COMMUNITY-PANEL NUMBER 48085 0002 B. DATED NOVEMBER IS, 1990. THIS TRACT IS IN 20NE X, AREAS OUTSIDE THE 500 YEAR FLOODPLAIN

I hereby certify that this plat represents the results of an actual survey on the ground made by me and that the lines and corners found or set are true and correct to the best of my knowledge and bekef.

Sieven F. Water
Registered Professional Land Surveyor #4425
Date August 3, 2015

WALKER LAND SURVEYING 405 E. Ave. "B" Abme. TX 79830 432-837-7272 FIRM NO 10097800

Doct 99070 \$ Pases 5 10/14/2015 12:50PH Filed & Recorded in Official Records of BREWSTER COUNTY BERTA RIOS-HARTINEZ COUNTY CLERK Fees \$42.00

STATE OF TEXAS
COUNTY OF BREUSTER
I hereby certify that this Instrument was
fileD on the date and at the time stamped
hereon by me and was duly RECORDED in the
Volume and Pase of the Official Public
Records of Brewster County, Texas
VOL 316 PAGE 189

. . . .

RECORDED : 10-15-1015

Letta Line - Martinez-County Clock, Browster County, Texas

. 1 . 3

The Windmill House 302 W. Avenue B Alpine, Texas 79830

Check-In:

Key to the house is in a lockbox on the door to left of the front porch from the entry steps. The
lockbox code is _____. This key is for the other front door that is directly to the right of the entry
steps. A second key is located in house on the table underneath the windmill on the wall.

Information:

- WIFI Password: ____ (WIFI network begins with "hug")
- Satellite TV. Front living room and back bedroom has a TV with separate remote controls. Once powered on, hit the Satellite button "SAT" to operate the channel menus, etc.
- The bathroom includes bar soap, shampoo, conditioner, and lotion. For the ladies, please use the provided make-up removal wipes on your faces instead of the white towels and washcloths. Blow dryer is under the sink.
- The living room couch is a queen fold-out. Sheets, blanket and pillow for the fold-out can be found in the half closet.
- Coffee (caffeinated), tea, creamers, sugar and sugar substitutes provided in the kitchen.
- Keep house locked when not occupied.
- In case of an emergency, call 911. Alpine Police Department's non-emergency number is 432-837-3486. There is a fire extinguisher on the floor of the hall closet. See Weather Channel on tv or online for severe weather warnings.
- For emergency issues with the house call 210-452-0843.
- No smoking in the house.

Departure:

- Check out time is 11:00 am
- Place all towels in the bathtub.
- Leave all beds that were slept in unmade.
- Remove any food or drinks you stored in the kitchen.
- Take all trash to the neighborhood dumpster. It is in the alley towards 8th street (west).
- Lock up house and return keys to lockbox.