

**CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
MONDAY, JUNE 26, 2023 - 5:30 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF ALPINE, TEXAS, WILL HOLD A MEETING AT 5:30 P.M. ON MONDAY, JUNE 26, 2023, AT CITY COUNCIL CHAMBERS LOCATED AT 803 WEST HOLLAND AVENUE AND VIA ZOOM FOR THE PURPOSE OF CONSIDERING THE ATTACHED AGENDA. THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETINGS ACT. ACTION ITEMS APPROVED AT THIS MEETING WILL BE CONSIDERED BY THE CITY COUNCIL FOR FINAL ACTION.

AGENDA

1. Call to Order.

2. Public Comments.

3. Public Hearings –

- a) Public Hearing to obtain citizen views and comments regarding Replat 2023-07-01, a replat to allow the applicant, John Wagner c/o AMXS Land Development, LLC, to combine underlying lots into one to allow for development. The property in question is located on Holland Ave and 15th Street and legally described as the East Part of Lot One (1), Two (2), and Three (3), in Block Six (6), Thomas Turney Higgins addition, to the Town of Alpine, Brewster County, Texas. The Parcel ID of the subject property is R12876. The record property owner is Glenn Short. The current zoning classification of the subject property is C-2 Business District. If the replat is approved the zoning classification will remain C-2 business district.
- b) Approve Special Use Permit 2023-07-01, a Special Use Permit to allow the applicant, Alpine Independent School District, to establish a daycare center. The property in question is located at 704 W Sul Ross Avenue and legally described as Lots 6-10, Block I, Gillis Addition to the City of Alpine. The Parcel ID of the subject property is R10450. The record property owner is Alpine ISD, in trust. The current zoning classification of the subject property is R-2 Two Family District. If the replat is approved the zoning classification will remain R-2 Two Family District.

4. Approval of minutes of previous Board Meeting –

- a) March 27, 2023 Regular Meeting Minutes. (G. Calderon, City Secretary)

5. Discussion Items –

- a) Discussion between Commissioners and City Staff regarding procedural items, questions, and/or recent Planning & Zoning related items. (G. Calderon, City Secretary)
- b) Continue the discussion regarding the creation of a Historic District. (A. Branch, Vice-Chair)
- c) Discuss signs that are in disrepair in town and discuss the possible options to mitigate these unsightly signs including updating the sign ordinance if needed. (A. Branch, Vice-Chair)
- d) Discuss abandoned and boarded-up properties and options to abate unsightly issues and improve beautification in these areas. (A. Branch, Vice-Chair)
- e) Discuss updates on Commissioner assignments of the tasked City Council objectives for 2023 and discuss the action plan going forward for each item.
 - I. Ordinance Review.
 - II. Updating the Zoning Map.
 - III. Comprehensive Zoning Plan. (On Hold).

IV. Historic District.

V. Control Growth of stores deemed detrimental to small economies.

(G. Calderon, City Secretary)

6. Action Items –

- a) Approve Replat 2023-07-01, a replat to allow the applicant, John Wagner c/o AMXS Land Development, LLC, to combine underlying lots into one to allow for development. The property in question is located on Holland Ave and 15th Street and legally described as the East Part of Lot One (1), Two (2), and Three (3), in Block Six (6), Thomas Turney Higgins addition, to the Town of Alpine, Brewster County, Texas. The Parcel ID of the subject property is R12876. The record property owner is Glenn Short. The current zoning classification of the subject property is C-2 Business District. If the replat is approved the zoning classification will remain C-2 business district. (G. Calderon, City Secretary)
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- c) Appoint Chair of the Planning & Zoning Commission. (G. Calderon, City Secretary)
- d) Appoint other officers of the Planning & Zoning Commission as needed. (G. Calderon, City Secretary)

7. Board Member Comments.

8. Adjourn.

CERTIFICATION

I, Geoffrey R. Calderon, hereby certify that this notice was posted at City Hall, a convenient and readily accessible place to the general public, and to the City website at www.cityofalpine.com pursuant to Section 551.043, Texas Government Code. The said notice was posted at 5:00 P.M. on June 22, 2023, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting. 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 Office of the City Secretary at (432) 837-330 1, option 1, or email city.secretary@cityofalpine.com for further information.


Geoffrey R. Calderon, City Secretary





PLANNING & ZONING COMMISSION MEETING AGENDA ITEM COVER MEMO

JUNE 26, 2023

PUBLIC HEARINGS

1. Public Hearings –

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BACKGROUND

- None.

SUPPORTING MATERIALS

- None.

STAFF RECOMMENDATION

NONE.



**PLANNING & ZONING COMMISSION
MEETING AGENDA ITEM COVER MEMO
JUNE 26, 2023**

APPROVAL OF MINUTES

Approval of minutes of previous Board Meeting –

- a) March 27, 2023, Regular Meeting Minutes. (G. Calderon, City Secretary)

BACKGROUND

- None

SUPPORTING MATERIALS

- March 27, 2023, Regular Meeting Minutes

STAFF RECOMMENDATION

APPROVE.

**CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
MONDAY, MARCH 27, 2023 - 5:30 P.M.
MINUTES**

- 1. Call to Order** – Abbey Branch, Vice-Chair of the Planning & Zoning Commission, called the meeting to order at 5:30 P.M. The meeting was held in City Council Chambers located at 803 West Holland Avenue, Alpine, Texas, 79830 and via Zoom video conference.

Commissioners Physically Present:

Wendy Little, Commissioner Place 2 - Secretary
Eileen Rouke, Commissioner Place 3
Matthew Walter, Commissioner Place 6
Eva Olivas, Commissioner Place 7

Commissioners Not Present: None.

Amit Rangra, Commissioner Place 1 – Chair

City Staff Present:

Honorable Mayor Catherine Eaves
Geoffrey R. Calderon, City Secretary
Andrew Devaney, Building Official

Commissioners Present via Zoom:

Abbey Branch, Commissioner Place 4 – Vice-Chair

- 2. Public Comments** – None.

- 3. Public Hearings** – None.

- 4. Approval of minutes of previous Board Meeting** –

- a) February 27, 2023 Regular Meeting Minutes. (G. Calderon, City Secretary)

On a motion by Commissioner Walter and seconded by Commissioner Olivas to approve the minutes with the amendment that Judge Gilbert Valenzuela was not in attendance and that Commissioner Eva Olivas was in attendance, the Planning & Zoning Commission unanimously voted to adopt the motion.

- 5. Discussion Items** –

- a) Discussion between Commissioners and City Staff regarding procedural items, questions, and/or recent Planning & Zoning related items. (G. Calderon, City Secretary)
- b) Continue the discussion regarding the creation of a Historic District. (A. Branch, Commissioner)
- c) Discussion regarding the planned April 24th Historic District Workshop and Walking Tour. (G. Calderon, City Secretary)
- d) Discuss stores deemed detrimental to small economies and discuss the article in the New York Times about precautions Cities are taking to minimize the impact of such establishments on local economies. (C. Eaves, Mayor)

- 6. Action Items** –

- a) Approve the list of Commissioner assignments of the tasked City Council objectives for 2023 and discuss the action plan going forward for each item.
 - I. Ordinance Review - Amit Rangra, Abbey Branch, Eva Olivas, Wendy Little.
 - II. Updating the Zoning Map - Matt Walter, Eva Olivas, Ward 5 representative, Eileen.
 - III. Comprehensive Zoning Plan (On Hold).

IV. Historic District - Abbey Branch, Wendy Little, Matt Walter.

V. Control Growth of stores deemed detrimental to small economies - Eileen Rouke, Amit Rangra, Matt Walter, Abbey Branch, Ward 5 representative.

(C. Eaves, Mayor)

On a motion by Commissioner Rouke and seconded by Commissioner Olivas to approve the list of assignments, the Planning & Zoning Commission unanimously voted to adopt the motion.

7. Board Member Comments.

On a motion by Commissioner Branch and seconded by Commissioner Little to adjourn the regular meeting, the regular meeting was adjourned.

8. Adjourn (6:19 P.M.)

APPROVED:

Officer of the Planning & Zoning Commission

CERTIFICATION

I, Geoffrey R. Calderon, hereby certify that this notice was posted at City Hall, a convenient and readily accessible place to the general public, and to the City website at www.cityofalpine.com pursuant to Section 551.043, Texas Government Code. The said notice was posted at 5:00 P.M. on February 22, 2023, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting. 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 Office of the City Secretary at (432) 837-3301, option 1, or email city.secretary@cityofalpine.com for further information.

Geoffrey R. Calderon, City Secretary



PLANNING & ZONING COMMISSION MEETING AGENDA ITEM COVER MEMO

JUNE 26, 2023

DISCUSSION ITEMS

Discussion Items –

- a) Discussion between Commissioners and City Staff regarding procedural items, questions, and/or recent Planning & Zoning related items. (G. Calderon, City Secretary)
- b) Continue the discussion regarding the creation of a Historic District. (A. Branch, Vice-Chair)
- c) Discuss signs that are in disrepair in town and discuss the possible options to mitigate these unsightly signs including updating the sign ordinance if needed. (A. Branch, Vice-Chair)
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(G. Calderon, City Secretary)

BACKGROUND

- Photos of signs and properties that are in disrepair, boarded up, or otherwise unsightly to support Discussion Items c) and d).

SUPPORTING MATERIALS

- None.

STAFF RECOMMENDATION

NONE.









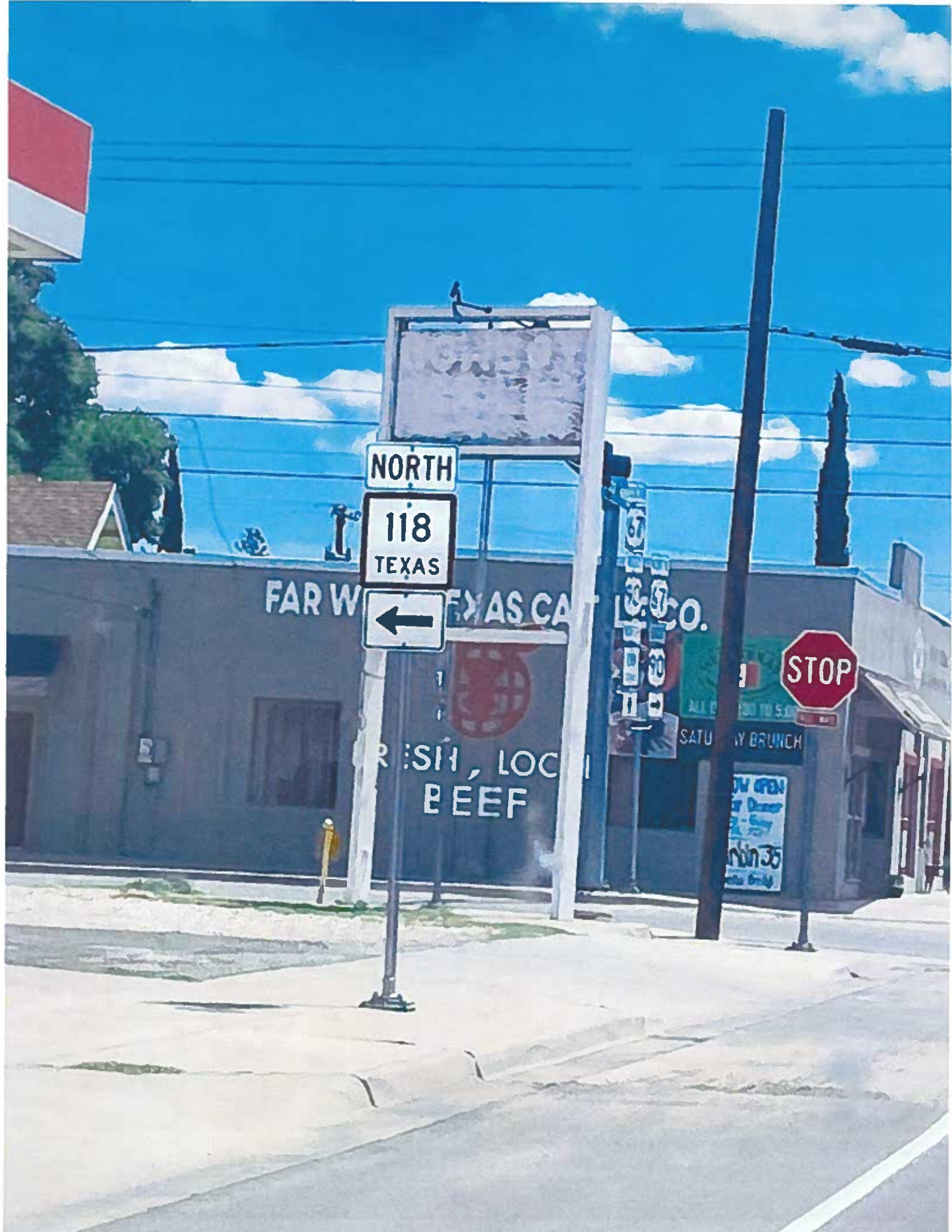
END

The Inn at
the end of
the trail

INN









PLANNING & ZONING COMMISSION MEETING AGENDA ITEM COVER MEMO

JUNE 26, 2023

ACTION ITEMS

- a) Approve Replat 2023-07-01, a replat to allow the applicant, John Wagner c/o AMXS Land Development, LLC, to combine underlying lots into one to allow for development. The property in question is located on Holland Ave and 15th Street and legally described as the East Part of Lot One (1), Two (2), and Three (3), in Block Six (6), Thomas Turney Higgins addition, to the Town of Alpine, Brewster County, Texas. The Parcel ID of the subject property is R12876. The record property owner is Glenn Short. The current zoning classification of the subject property is C-2 Business District. If the replat is approved the zoning classification will remain C-2 business district. (G. Calderon, City Secretary)
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- c) Appoint Chair of the Planning & Zoning Commission. (G. Calderon, City Secretary)
- d) Appoint other officers of the Planning & Zoning Commission as needed. (G. Calderon, City Secretary)

BACKGROUND

- a) Replat 2023-07-01: The property in question needs to be replatted into one lot in order to allow the applicant to develop on the property. The property in question would be used as a battery cell site.
- b) Special Use Permit 2023-07-01: Alpine ISD is proposing to open a Child Care Center. This service is a much-needed service in the community.

SUPPORTING MATERIALS

- a) Replat 2023-07-01.
- b) Special Use Permit 2023-07-01.

STAFF RECOMMENDATION

APPROVE.

SUPPORTING MATERIALS

- a) REPLAT 2023-07-01,
Application & Documents.



APPLICATION FOR PLAT

Building Services Department
309 WEST SUL ROSS AVENUE, ALPINE, TEXAS 79830
(432) 837-3281

CHECK ONE: ☐ Master Plan ☐ Prelim. /Final Plat ☐ Prelim. Plat ☐ Final Plat ☒ Replat ☐ Amended ☐ Minor

- PROPOSED SUBDIVISION NAME: Thomas-Turney-Higgins Replat UNIT NO. 1R
LOCATION DESCRIPTION/ NEAREST INTERSECTION: W Holland Ave & N 15th Street
ACREAGE: .401 Acres NO. OF LOTS: EXISTING 3 PROPOSED 1
REASON(S) FOR PLATTING/REPLATTING To combine underlying lots into one to allow for development
- OWNER/APPLICANT*: John Wagner c/o AMXS Land Development, LLC
(*if applicant is person other than owner, a letter of authorization must be proved from owner. *)
ADDRESS: 950 S 10th Street Ste. 001
TELEPHONE: _____ FAX: _____ MOBILE: 402-738-0711 EMAIL: jwagner@bstem.biz
- LICENSED ENGINEER/SURVEYOR: Kevin Mueller, Saw Tooth Survey
ADDRESS: PO Box 1751, Alpine, TX 79831 Ste. _____
TELEPHONE: 432-538-2115 FAX: _____ MOBILE: _____ EMAIL: kevin.mueller@sawtoothsurvey.com
- LIST ANY VARIANCES REQUESTED: None
- REASON FOR REQUEST (LIST ANY HARDSHIPS): N/A
- CITY LIMITS: IN ☒ OUT ☐ IS ANY PART OF THE PROPERTY IN A FLOOD PLAIN? YES ☐ NO ☒
- Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed.) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's office.

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

Completed application, including signature of owner/applicant and signed waiver.

- ☒ Fee. (see reverse)
- ☒ TIA worksheet, reviewed by City of Alpine's Building Official, and appropriate Level TIA (if required).
- ☒ 3 copies of the plat (accepted size: 18"x 24"), collated and folded so that the subdivision name is visible and 1 Digital copy.
- ☒ 1 copy of preliminary plan of the water system showing the approximate location and size of onsite and offsite existing and proposed water lines and fire hydrants. 1 copy of preliminary drainage plan (if required)..
- ☒ Tax Certificate from Brewster County showing that no delinquent taxes are due on the property (Texas Local Government Code Sec 12.002).
- ☒ Current deed restrictions for Vacating Plats, and Townhouse and Zero Lot Line Subdivisions.
- ☒ Survey Showing any existing structures on the subject property.
- ☒ List of approved street names by the appropriate county.

PLEASE READ "IMPORTANT NOTES" ON THE REVERSE SIDE OF THIS APPLICATION

I agree to comply with all platting and subdivision requirements of the City of Alpine. I understand that the plat will NOT be forwarded to the Planning Commission unless staff comments are satisfactorily addressed by the plat corrections due date. I do not object to consideration of the plat on _____ (date of Planning Commission meeting). This waiver expires after _____ (date of Planning Commission meeting). (The waiver statement above is not applicable to Minor Plats).

John Wagner

Digitally signed by John Wagner
Date: 2023.04.03 09:21:17 -0500

Signature of Owner/Applicant

(If applicant is person other than owner, a letter of authorization must be provided from owner.) Signature indicates authorization for plat application and acceptance of waiver statement.

4/3/2023

Date

John Wagner, Director of Land Services

Print Name & Title

APPLICATION FEES

TYPE OF PLAT/ACREAGE	TYPE I (Not previously platted, in R-3, C or M zoning, or Non-residential plat)	TYPE II (replat requiring public hearing in platted residential subdivision in any zone)	TYPE III (amending plat; corrections without vacating plat)	MASTER PLAN
Less than 1 acre	\$200.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$200.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	\$100.00 base fee + \$1.00 per lot or \$2.00 per acre, whichever is greater
1 to 4.99 acres	\$200.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$230.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	
5 to 10 acres	\$225.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$345.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	
More than 10	\$300.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$460.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	

All filing fees for plats are payable at time of initial submittal.
****All signature spots showing the recording on the document: Planning & Zoning, City Secretary, Mayor, County Clerk to sign off. **All documents must indicate "replat", "amended" in the title if being revised.**

Open space fees are due at time of final plat submittal. If public improvements are required, open space fees are due prior to construction plan approval.

IMPORTANT NOTES:

- All staff comments must be addressed by the plat correction due date. If not, the plat will NOT be forwarded to the Planning Commission until staff comments have been satisfied
- For plats on TxDOT right-of-way, it is highly recommended that a permit be submitted to TxDOT prior to submitting the plat application.
- All new plats and master plans must be reviewed by the Parks Planner for park dedication requirements.

FOR OFFICE USE ONLY:

Date Application Fee Received: 04/28/23 Received By: Jessica Boorse
 Receipt No. 23-006806 Cash/Check No. 50439 Amount Recd. \$ 200.00

☒ 3 copies ☒ street names appr. list ☒ TxDOT approval letter

☒ letter of authorization ☒ proof of ownership N/A ☒ HOA document



PAID
Clk# 50439

Plat review meeting date: _____ Planning Commission meeting date: _____

COUNTY CLERK RECORDING REQUIRED:

Through Tax Year
2022

TAX CERTIFICATE

Certificate #
12335

Issued By:

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

Property Information

Property ID: 12876 Geo ID: 974900060001000030
Legal Acres: 0.1148
Legal Desc: TTH, BLOCK 6, LOT 1-3 EAST/PART OF 1,2,3
Situs: ALPINE, TX
DBA:
Exemptions:

Owner ID: 36373 100.00%
SHORT GLENN
405 N CHERRY ST
ALPINE, TX 79830

For Entities

ACED
Alpine ISD
Big Bend Regional Hospital District
Brewster County
City of Alpine

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 18,800
Land NHS: 0
Productivity Market: 0
Productivity Use: 0
Assessed Value 18,800

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2022	Alpine ISD	18,800	213.59	0.00	0.00	213.59
2022	City of Alpine	18,800	87.67	0.00	0.00	87.67
2022	Big Bend Regional Hospital Dis	18,800	15.65	0.00	0.00	15.65
2022	Brewster County	18,800	74.36	0.00	0.00	74.36
Totals:			391.27	0.00	0.00	391.27

Effective Date: 10/20/2022

Total Due if paid by: 10/31/2022

391.27

Tax Certificate Issued for:	Taxes Paid in 2022
Brewster County	0.00
Big Bend Regional Hospital District	0.00
City of Alpine	0.00
Alpine ISD	0.00

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate (Tax Code Section 31.08(b)).

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

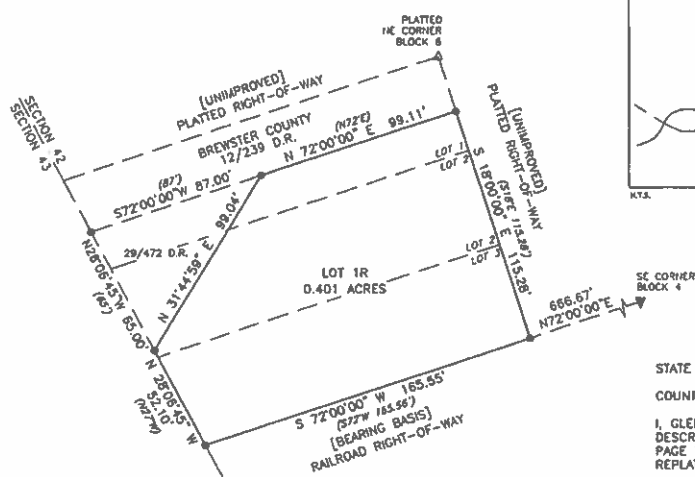
This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

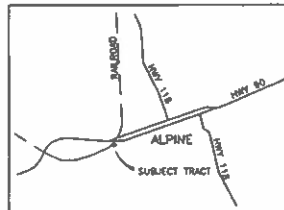
Date of Issue: 10/20/2022
Requested By: SHORT GLENN
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

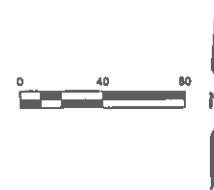
REPLAT OF 0.401 ACRES OUT OF BLOCK 6, THOMAS-TURNEY-HIGGINS ADDITION TO THE TOWN OF ALPINE
SUBDIVISION PLAT ON FILE IN ENVELOPE 108, PLAT RECORDS OF BREWSTER COUNTY, TEXAS



VICINITY MAP



N.T.S.



LEGEND

- CAPPED IRON ROD FOUND [5911]
 - ▼ RAILROAD SPIKE FOUND
 - △ CALCULATED POINT
 - () RECORD INFORMATION
- BEARING BASIS: AS SHOWN

STATE OF TEXAS

COUNTY OF BREWSTER

I, GLENN SHORT, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE 0.401 ACRE TRACT DESCRIBED HEREON, BEING ALL OF THAT CERTAIN TRACT 14 DESCRIBED IN VOLUME 387, PAGE 781, OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS, AND DO HEREBY REPLAT SAID TRACT TO BE KNOWN AS:

REPLAT OF 0.401 ACRES OUT OF BLOCK 6, THOMAS-TURNEY-HIGGINS ADDITION TO THE TOWN OF ALPINE

GLENN SHORT
405 N. CHERRY ST.
ALPINE, TEXAS 79830

STATE OF TEXAS

COUNTY OF BREWSTER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, GLENN SHORT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGES TO ME THAT HE EXECUTES THE SAME AS HIS FREE ACT AND DEED AND FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____, NOTARY PUBLIC IN AND FOR BREWSTER COUNTY, TEXAS. MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR BREWSTER COUNTY, TEXAS

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF ALPINE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY COUNCIL APPROVAL

WHEREAS THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

MAYOR, CITY OF ALPINE

ATTEST: CITY SECRETARY

NOTES:

1. ACCORDING TO FEMA FIRM MAP PANEL 4800850002B, DATED 11/16/1990, THIS TRACT APPEARS TO LIE WITHIN ZONE C [AREAS OF MINIMAL FLOODING].
2. THIS TRACT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF ALPINE.
3. NO ROAD IMPROVEMENTS ARE PROPOSED WITH THIS REPLAT.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL ON THE GROUND SURVEY AND THAT THE LINES AND CORNERS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



4-2-2023

KEVIN MUELLER
105 N. COCKRELL ST.
(432) 538-2115
KEVIN.MUELLER@SAWTOOTHSURVEY.COM

SAW TOOTH SURVEY
P.O. BOX 1751
ALPINE, TX 79831

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____
RECORDED THIS _____ DAY OF _____, 20____, IN PLAT ENVELOPE NO. _____,
BREWSTER COUNTY PLAT RECORDS.

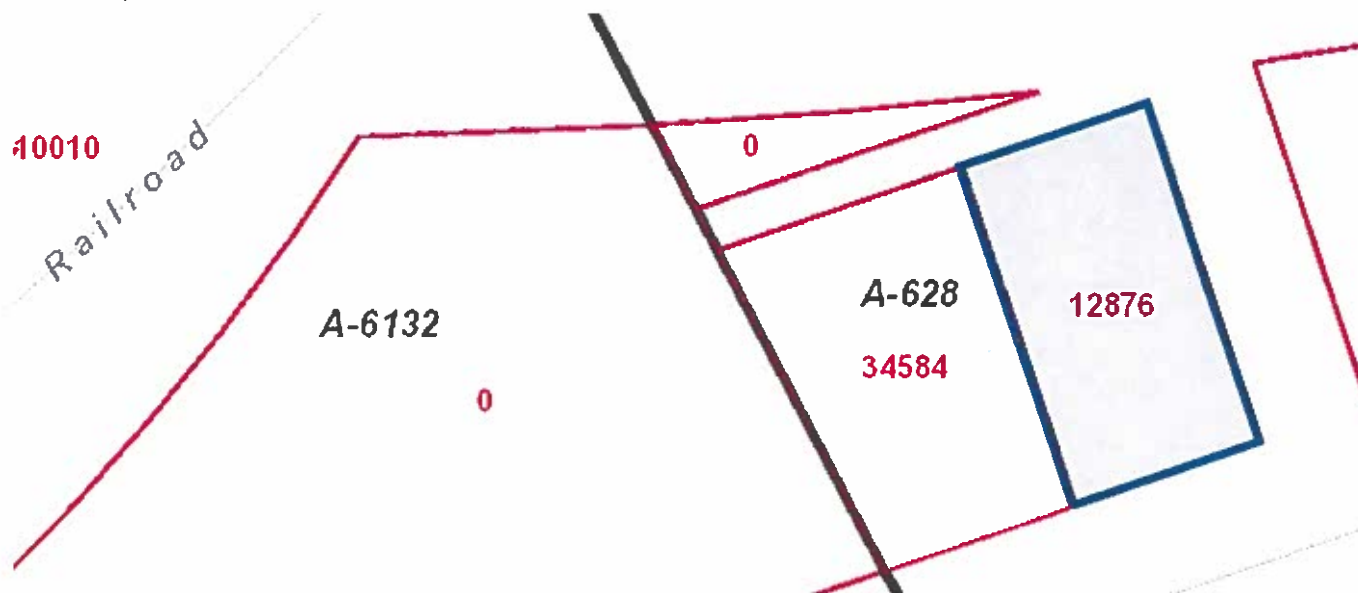
SARAH VASQUEZ
BREWSTER COUNTY CLERK



Brewster CAD Property Search

Property ID: 12876 For Year 2023

📍 Map



📖 Property Details

Account

Property ID: 12876

Geographic ID: 974900060001000030

Type: Real

Zoning:

Property Use:

Condo:

Location

Situs Address: ALPINE, TX

Map ID:

Legal Description: TTH, BLOCK 6, LOT 1-3 EAST/PART OF 1,2,3

Abstract/Subdivision: 1155 - TTH

Neighborhood: COMM WEST COMMERCIAL WEST

Owner

Owner ID: 36373

Name: SHORT GLENN

Agent:

Mailing Address: 405 N CHERRY ST
ALPINE, TX 79830



Permit Tech <permits@ci.alpine.tx.us>

Replat for Glenn Short

Kevin Mueller <kevin.mueller@sawtoothsurvey.com>

Fri, Apr 28, 2023 at 12:16 PM

To: Permit Tech <permits@cityofalpine.com>

Jessica

Attached is a copy of the TTH Addition Subdivision Plat that dedicated the adjacent right-of-way to the east [potentially more appropriately called unimproved 16th].

Kevin

[Quoted text hidden]



Thomas-Turney Higgins Add. - Lots 1 & 2 BLK 10 - ENV. 108.pdf
529K

Through Tax Year
2022

TAX CERTIFICATE

Certificate #
12699

Issued By:

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

Property Information

Property ID: 12876 Geo ID: 974900060001000030
Legal Acres: 0.1148
Legal Desc: TTH, BLOCK 6, LOT 1-3 EAST/PART OF 1,2,3
Situs: ALPINE, TX
DBA:
Exemptions:

Owner ID: 36373 100.00%
SHORT GLENN
405 N CHERRY ST
ALPINE, TX 79830

For Entities

ACED
Alpine ISD
Big Bend Regional Hospital District
Brewster County
City of Alpine

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	18,800
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	18,800

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 04/25/2023

Total Due if paid by: 04/30/2023

0.00

Tax Certificate Issued for:	Taxes Paid in 2022
Brewster County	74.36
Big Bend Regional Hospital District	15.65
City of Alpine	87.67
Alpine ISD	213.59

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.


A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 04/25/2023
Requested By: SHORT GLENN
Fee Amount: 10.00
Reference #:

Page: 1


Signature of Authorized Officer of Collecting Office

SUPPORTING MATERIALS

b) SPECIAL USE PERMIT
2023-07-01, Application &
Documents.

**BUILDING SERVICES**

309 W SUL ROSS AVE

ALPINE, TX 79830

(432) 837-3281

FOR STAFF USE ONLYPERMIT # 23-006838

TOTAL FEE: \$350.00 (non-refundable)

DATE: 05/17/23**PAID**
amt 90757**CONDITIONAL/SPECIAL USE PERMIT***Name of applicant/agent/company/contact:*

Alpine Independent School District

Street address of applicant/agent:

704 W. Sul Ross Avenue

City/State/Zip Code of applicant / agent:

Alpine, Texas 79830

Telephone number of applicant/agents:

432-837-7700

Fax number of applicant/agents:

432-837-7740

Email address of applicant /agent:

mrinehart@alpineisd.net

Mobile phone of applicant/agent:

432-249-1154

PART 2. PROPERTY INFORMATION*Street address of public property:*

704 W. Sul Ross Avenue - Alpine, Texas 79830

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

Lot: 6-10

Block: L

Addition: Gillis

*Size of subject property:*Square footage: 29,722.46Acres: 0.6823*Present zoning classification:*

R2

Proposed use of the property:

Daycare Center

Zoning ordinance provision requiring a conditional use (description & hours of operation):

Daycare Facility - Full Time - 7:30 a.m. - 5:30 p.m. - Monday through Friday

PART 3. PROPERTY OWNER INFORMATION*Name of current property owner:*

Alpine Independent School District

Street address of property owner:

704 W. Sul Ross Avenue

City/State/Zip code of property owner:

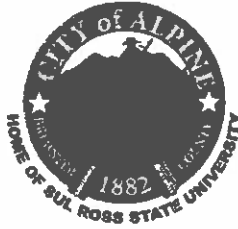
Alpine, Texas 79830

Telephone number of property owner:

432-837-7700

Fax number of property owner:

432-837-7740



<input type="checkbox"/>	<p>Submit a letter describing the proposed conditional use and note the request on the site plan document</p> <p>In the same letter:</p> <ol style="list-style-type: none">1. Describe or show on the site plan, and conditional requirements or conditions imposed upon the conditional use by applicable district regulations (example: buffer yards, distance between users).2. Describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of the other property in the neighborhood.3. Describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
--------------------------	---

SIGNITURE TO AUTHORIZE CONDITIONAL USE REQUEST AND LACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

B. Michelle Rinehart

B. Michelle Rinehart
Applicant Signature

Print Applicants Name

The State of Texas

County Of Brewster

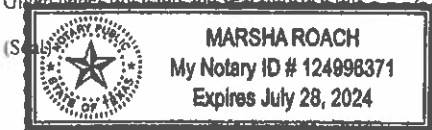
Before Me Marsha Roach on this day personally appeared B. Michelle Rinehart

(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.

Given under my hand and seal of office this 10th day of May A.D. 2023



Marsha Roach
Notary in And for State of Texas

B. Michelle Rinehart

Property Owners Signature

Print Property Owners Name

The State Of Texas

County Of Brewster

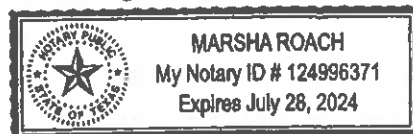
Before Me Marsha Roach on this day personally appeared B. Michelle Rinehart

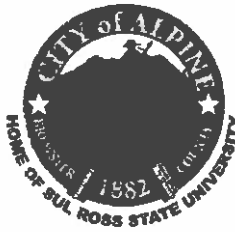
(Notary)

(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 10th day of May A.D. 2023
Notary in And for State of Texas.





ACKNOWLEDGEMENT

All conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff.

Based on the size of the agenda, your application may be scheduled to a later date.

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

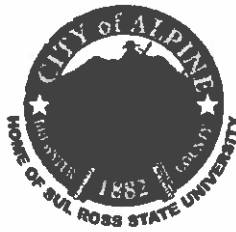
Any changes to a site plan (no matter how minor or major) approved with a conditional use or special use permit can only be approved by city council through the public hearing process.

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

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

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

Owner/Agent Print	B. Michelle Rinehart	Date:	5/19/2023
Owner/Agent Signature			



ILLUMINATION PLAN

An illumination plan to include a site photometric (including illuminated signs) and all fixture details shall be submitted as part of the site plan review process.

Applications will not be accepted without this requirement.

Chapter 18 - BUILDINGS AND BUILDING REGULATIONS | Code of Ordinances | Alpine, TX |
Municode Library "Outdoor Lighting Ordinance."

No Outdoor Changes to Lighting

I hereby acknowledge that an illumination plan has been included as part of this submittal.

Owner/Agent Print	B. Michelle Rinehart	Date:	5/10/2023
Applicant Signature	<i>B. Rinehart</i>		

PLATTING VERIFICATION

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

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

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

Address of subject property:	704 W. Sul Ross Avenue
Legal description of subject property:	Lots 6-10 Block L Gillis Addition



STAFF USE ONLY:

Building Services Department Signature:

X	Date
---	------

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

Mayor Signature:

X	Date
---	------

City Secretary Signature:

X	Date
---	------

CASE NAME:	CASE NUMBER:	LOCATION:

**BUILDING SERVICES**

309 W. SUL ROSS

ALPINE, TX 79830

(432) 837-3281

FOR STAFF USE ONLY

PERMIT # _____

TOTAL FEES \$ 50.00

DATE: _____

COMMERCIAL CERTIFICATE OF OCCUPANCY

NO FEE REQUIRED IF CERTIFICATE OF OCCUPANCY IS ASSOCIATED WITH AN ACTIVE CURRENT BUILDING PERMIT

ADDRESS OF OCCUPANCY:	704 W. Sul Ross Avenue	SUITE#
LOT: 6-10	BLOCK L	SUBDIVISION Gillis

**** CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED WITHOUT LEGAL DESCRIPTION ****

NAME OF BUSINESS: Alpine Independent School District

NEW OCCUPANT: ☐ YES ☒ NONEW BUILDING PROPERTY OWNER: YES ☐ NO ☒NEW BUILDING: ☐ YES ☒ NONEW BUSINESS NAME CHANGE: YES ☐ NO ☒NEW BUSINESS OWNER: ☐ YES ☒ NOCLEAN AND SHOW YES ☐ NO ☐

TYPE OF BUSINESS:	SQUARE FOOTAGE 29,772.46
NAME OF TENANT (PERSONS NAME)	Alpine ISD
CURRENT MAILING ADDRESS:	704 W. Sul Ross Avenue
CITY / STATE / ZIP	Alpine, Texas 79830
PHONE	432-837-7700

PROPERTY OWNER/MANAGER:	B. Michell Rinehart, Superintendent
CURRENT MAILING ADDRESS:	Same as above
CITY / STATE / ZIP	
PHONE	

- IS YOUR BUSINESS SUBJECT TO SALES TAX LAW? YES ☐ NO ☒ (If yes, provide copy of Sales Tax Certificate)
- WILL THERE BE ALCOHOLIC BEVERAGE SALES? YES ☐ NO ☒ (If yes, provide copy of Alcoholic Beverage Permit)
- PERMITS ARE REQUIRED FOR SIGNS. WILL ANY SIGNS BE INSTALLED? YES ☐ NO ☒
- WILL BUSINESS GENERATE INDUSTRIAL WASTE DISCHARGE INTO SEWER SYSTEM? YES ☐ NO ☒
- WILL THERE BE ANY OUTSIDE STORAGE? DISPLAY, USE OR DINING? ☐ YES ☒ NO (INCLUDING COMPANY/FLEET VEHICLES)
- WILL ANY ALTERATIONS BE MADE TO THE SITE OR BUILDING? YES ☐ NO ☒
- IS BUILDING SPRINKLERED? YES ☐ NO ☒
- WILL BUSINESS STORE OR HANDLE HAZARDOUS MATERIAL OR LIQUIDS YES ☐ NO ☒
(If yes, provide quantities & types along with MSDS sheets)

I HEREBY CERTIFY THAT THE FORGOING IS CORRECT TO THE BEST OF MY KNOWLEDGE

NAME: B. Michelle Rinehart SIGNATURE: B. Rinehart DATE: 5/10/2023