



**City of Alpine**  
**Special City Council Meeting**  
**803 W. Holland Avenue, Alpine, Texas 79830**  
**Tuesday, June 29, 2021 - 5:30 P.M.**

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**NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS WILL HOLD A SPECIAL MEETING AT 5:30 P.M. ON TUESDAY, JUNE 29, 2021, IN 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](http://WWW.CITYOFALPINE.COM). THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETINGS ACT (SECTION 551.043, TEXAS GOVERNMENT CODE).**

Members of the audience will be provided an opportunity to address the Council on any agenda item after the determination of quorum and proof of notice of the meeting. Zoom meeting guidelines and procedures may be found on the City Website. **Remarks will be limited to a total of 3 minutes per person. Please speak into the microphone located at the podium and state your name and address for in-person attendance. When addressing the Council, please introduce yourself by first and last name and state aloud the Ward that you reside in or have business interest in.** For public comments made by virtual attendance, please email your name and the Ward that you reside in or have business interest in. For public comments made by virtual attendance, please email your name to the meeting moderator at [g.calderon@ci.alpine.tx.us](mailto:g.calderon@ci.alpine.tx.us). If you do not live or own property in the City please state that in your email. If you have a petition or other information pertaining to your subject, please email it to the City Secretary beforehand at [city.secretary@ci.alpine.tx.us](mailto:city.secretary@ci.alpine.tx.us). 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 or meeting disruptions. If an individual continues to personally attack an elected official or staff member in a meeting, they may be barred.

**SPECIAL CITY COUNCIL MEETING AGENDA - 5:30 P.M.**

**1. Call to Order.**

**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** – None

**5. Reports** -

**City Mayor Report** – None

**City Attorney Report** - None

**City Manager Report** - None

**City Staff Update** - None

**6. Public Hearings** - None

**7. Consent Agenda** – (Minutes, Financial reports, Department written reports, board appointments, etc.)  
- None

**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.

**8. Information or Discussion items** – 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 the Mayor or Mayor Pro Tem, Citizens are required to state their name and the Ward in which they reside. Priority will be given to citizens of Alpine and those who own businesses or property in the City.

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

1. Discuss, consider, and approve the recommendation from the Planning & Zoning Commission to approve a Special Use Permit Application to allow for an established Bed and Breakfast to sell alcohol to guests only. Property is located at 403 N 8th Street. Record owners are Thomas & Sharon Kelner. (M. Antrim, Interim City Manager)

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

**11. Executive Session** -

1. Discuss, consider, and review the complaint received from the Chief of Police, Robert Martin, concerning the Alpine Municipal Court, Warrants, and Magistrations (M. Antrim, Interim City Manager)

**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** -

1. Action, if any, regarding the complaint received from the Chief of Police, Robert Martin, concerning the Alpine Municipal Court, Warrants, and Magistrations (M. Antrim, Interim City Manager)

**13. Adjournment.**

### **CERTIFICATION**

I, Geoffrey R. Calderon, Interim City Secretary, 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](http://www.cityofalpine.com) pursuant to Section 551.043, Texas Government Code. The said notice was posted at 2:00 P.M. on June 25, 2021, 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 City Secretary's Office at (432) 837-3301, option 1, or email [city.secretary@ci.alpine.tx.us](mailto:city.secretary@ci.alpine.tx.us) for further information.



Geoffrey R. Calderon, Interim City Secretary



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**BUILDING SERVICES**

309 W SUL ROSS AVE

ALPINE, TX 79830

(432) 837-3281

PERMIT #

DATE OF ISSUANCE: 04/16/21

**CONDITIONAL/SPECIAL USE PERMIT (Form A)****PART 1. APPLICANT INFORMATION**

Name of applicant/agent/company/contact: TOM KELNER

ALPINE BED + BREAKFAST (RABBITS TAIL ENTERPRISES LLC)

Street address of applicant/agent:

403 N 8th ST.

City/State/Zip Code of applicant / agent:

ALPINE, TX 79830

Telephone number of applicant/agents:

512.585.5002

Fax number of applicant/agents:

N/A

Email address of applicant/agent:

tom@alpinetxbnb.com

Mobil phone of applicant/agent:

SAME

**PART 2. PROPERTY INFORMATION**

Street address of public property:

SAME AS ABOVE

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

Lot:

Block:

Addition:

1, 2, 9, 10 &amp; SOUTH HALF OF 3 &amp; 8

33

ORIGINAL TOWNSITE

Size of subject property

Square footage: 38,608

Acres: .88

Present zoning classification:

R2

Proposed use of the property:

ALREADY A BED + BREAKFAST

WANT TO SELL WINE TO OUR GUESTS

Zoning ordinance provision requiring a conditional use:

TABC PERMIT BG/BEER + WINE RETAILERS PERMIT

**PART 3. PROPERTY OWNER INFORMATION**

Name of current property owner:

TOM AND SHARON KELNER

Street address of property owner:

403 N 8th ST.

City/State/Zip code of property owner:

ALPINE, TX 79830

Telephone number of property owner:

512.585.5002

Fax number of property owner:

N/A

Supplement to Conditional/Special Use Permit (Form A)

04/16/2021

City of Alpine, Texas

We are in the process of obtaining a BG/ Beer and Wine Retailer's Permit from TABC. Our desire is to be able to augment the services we offer our Bed and Breakfast customers by being able to sell wine by the glass and/or by the bottle to our paying guests who are staying with us. WE ABSOLUTELY WILL NOT BE SELLING WINE TO THE GENERAL PUBLIC. The wine by the glass will be consumed on our property. Wine by the bottle will be consumed on our property or possibly taken home by our customers when they leave.

Please do not hesitate to call me with any questions.

Thank you.

Tom Kelner

512-585-5002

TX SURVEY FIRM NO. 10194432

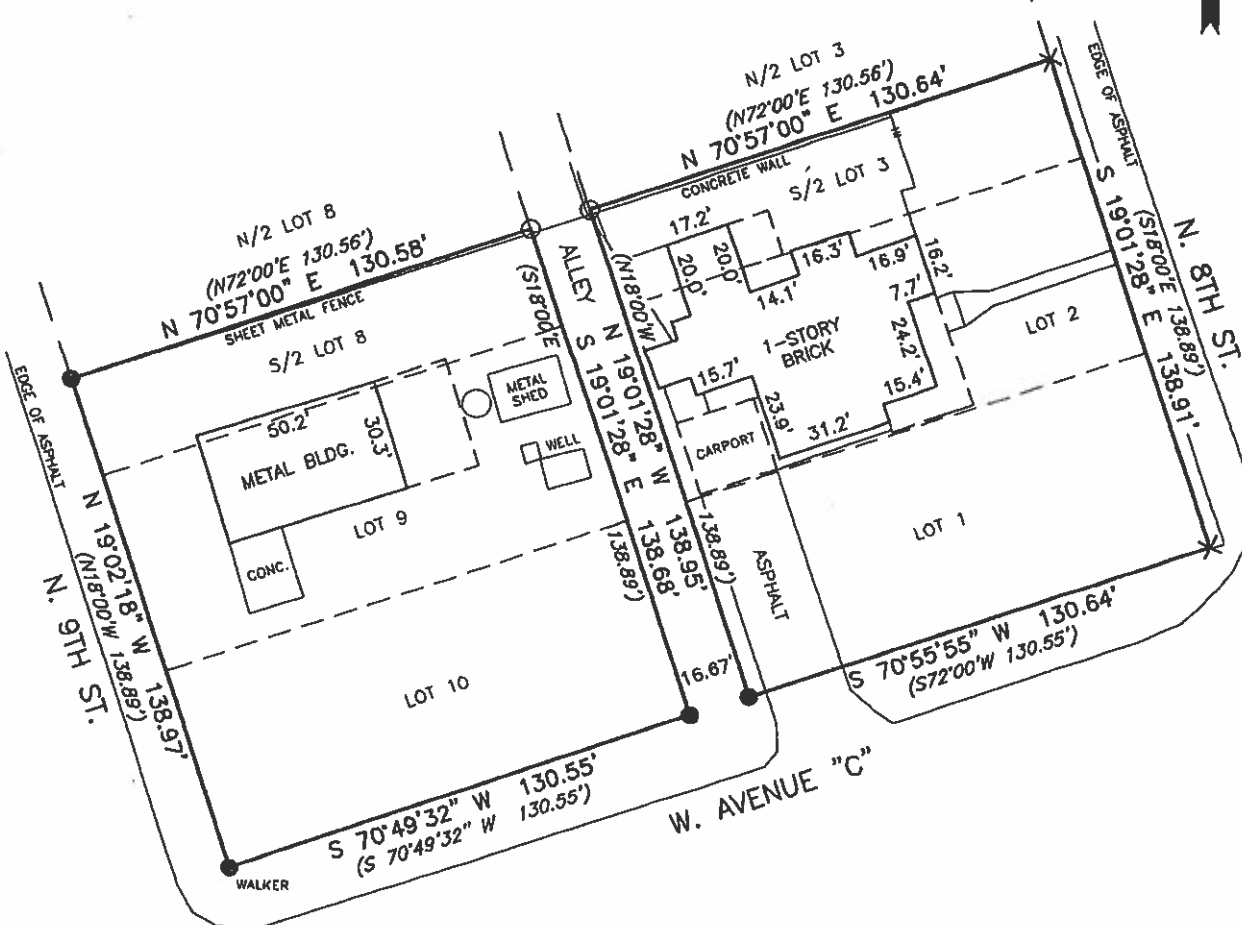
## SURVEY PLAT

19-0251

LOTS 1, 2, 9, 10, AND THE SOUTH HALF OF LOTS 3 AND 8, BLOCK 33, ORIGINAL TOWNSITE OF ALPINE AS RECORDED IN ENVELOPE 184, PLAT RECORDS OF BREWSTER COUNTY, TEXAS  
ALPINE, TEXAS



Book 0377 / Page 0268



AN INDEPENDENT EXHAUSTIVE SEARCH OF THE PUBLIC RECORD HAS NOT BEEN CONDUCTED. EASEMENTS/RESTRICTIONS NOT SHOWN HEREON MAY AFFECT THIS TRACT.

**LEGEND**

- IRON ROD FOUND [CAPPED AS NOTED]
- CAPPED 1/2 INCH IRON ROD SET [MUELLER]
- X "X" IN CONCRETE
- OHU— OVERHEAD UTILITY
- WOOD FENCE
- ( ) RECORD INFORMATION

BEARING BASIS: WGS 84



ACCORDING TO FEMA FIRM MAP PANEL 4800850002B, DATED 11/16/1990, THIS TRACT LIES WITHIN ZONE X [AREAS OUTSIDE THE 500-YEAR FLOODPLAIN].

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.

10-17-19

KEVIN MUELLER  
105 N. COCKRELL ST.  
(512) 492-5502  
KEVIN.MUELLER@SAWTOOTHSURVEY.COM

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



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