

**CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
MONDAY, JULY 25, 2022 - 5:30 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF ALPINE, TEXAS WILL HOLD A SPECIAL MEETING AT 5:30 P.M. ON MONDAY, JULY 25, 2022 AT CITY COUNCIL CHAMBERS LOCATED AT 803 WEST HOLLAND AVENUE AND VIA ZOOM FOR THE PURPOSE OF CONSIDERING THE ATTACHED AGENDA. MEETING LOGIN DETAILS MAY BE FOUND ON THE CITY WEBSITE 24 HOURS PRIOR AT WWW.CITYOFALPINE.COM/MEETINGLINK. 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 a Conditional Use Permit application allowing applicants, Stephen & Elizabeth Wood, to establish a mixed-use occupancy residential and commercial business with a detached commercial kitchen on-premise. The property is located at 209 N 13th St. Record property owners are Stephen & Elizabeth Wood.

4. Approval of minutes of previous Board Meeting –

- a) June 27, 2022, Regular Meeting Minutes.

5. Discussion Items –

- a) Discussion between Commissioners and City Staff regarding procedural items, questions, and/or recent Planning & Zoning related items.
- b) Discussion regarding making a proposed recommendation to City Council to change the Coin-Operated Machine ordinance.

6. Action Items –

- a) Approve a recommendation to City Council to approve a Conditional Use Permit application allowing applicants, Stephen & Elizabeth Wood, to establish a mixed-use occupancy residential and commercial business with a detached commercial kitchen on-premise. The property is located at 209 N 13th St. Record property owners are Stephen & Elizabeth Wood.

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 July 19, 2022, 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@ci.alpine.tx.us for further information.


Geoffrey R. Calderon, City Secretary



INTRODUCTION OVERVIEW

1. Call to Order.

2. Public Comments.

3. Public Hearings –

- a) Public Hearing to obtain citizen views and comments regarding a Conditional Use Permit application allowing applicants, Stephen & Elizabeth Wood, to establish a mixed-use occupancy residential and commercial business with a detached commercial kitchen on-premise. The property is located at **209 N 13th St.** Record property owners are Stephen & Elizabeth Wood.

4. Approval of minutes of previous Board Meeting –

- a) *June 27, 2022, Regular Meeting Minutes.**

**Items italicized in red are included as an attachment in this packet.*

**CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
MONDAY, JUNE 27, 2022 - 5:30 P.M.
MINUTES**

WORKSHOP – 5:30 P.M.

1. Call to Order - Amit Rangra, 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.

2. Determination of quorum and proof of notice of meeting.

Commissioners Physical Present:

Amit Rangra, Chair
Lucy Escovedo, Commissioner
Michael Eason, Commissioner
Wendy Little, Commissioner
Eileen Rouke, Commissioner
Abbey Branch, Commissioner

City Staff Present:

Geoffrey R. Calderon, City Secretary
Jessica Boorse, Permit Technician

Commissioners Not Present:

None.

Commissioners Present via Zoom:

None.

City Secretary, Geoffrey R. Calderon, confirmed that there was a quorum present. The notice of the meeting was posted on June 23, 2022, by 5:00 P.M.

3. Workshop regarding Planning & Zoning Commission responsibilities, ordinances, and duties.

4. Adjourn. (5:50 P.M.)

REGULAR MEETING – 6:00 P.M.

1. Call to Order – Amit Rangra, Chair of the Planning & Zoning Commission, called the meeting to order at 5:50 P.M. The meeting was held in City Council Chambers located at 803 West Holland Avenue, Alpine, Texas, 79830 and via Zoom video conference.

2. Public Comments – None.

3. Public Hearings – None.

4. Approval of minutes of previous Board Meeting –

a) March 28, 2022 Regular Meeting Minutes.

On a motion by Commissioner Escovedo and seconded by Commissioner Eason to accept the March 28, 2022 meeting minutes, 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.

Minutes: 06-27-22

Approved: 07-25-22

- b) Discussion regarding making a proposed recommendation to City Council to change the Coin-Operated Machine ordinance.

6. Action Items – None.

7. Board Member Comments.

8. Adjourn (6:32 P.M.)

Amit Rangra, Chair 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 June 23, 2022, 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@ci.alpine.tx.us for further information.

Geoffrey R. Calderon, City Secretary

CONCLUSION OVERVIEW

5. Discussion Items –

- a) Discussion between Commissioners and City Staff regarding procedural items, questions, and/or recent Planning & Zoning related items.
- b) Discussion regarding making a proposed recommendation to City Council to change the Coin-Operated Machine ordinance.

- *Complaints and statistics about coin-operated machines**

6. Action Items –

- a) Approve a recommendation to City Council to approve a Conditional Use Permit application allowing applicants, Stephen & Elizabeth Wood, to establish a mixed-use occupancy residential and commercial business with a detached commercial kitchen on-premise. The property is located at **209 N 13th St.** Record property owners are Stephen & Elizabeth Wood.

- *Conditional Use Permit Application and Documents.**
- *Letters to surrounding property owners sent on 7/6/22, address roster which letters were sent to. No communication about the Conditional Use Permit was received to the Office of the City Secretary as of 7/18/22, 5:00 P.M.*

7. Board Member Comments.

8. Adjourn.

**Items italicized in red are included as an attachment in this packet.*



Geo Calderon <g.calderon@ci.alpine.tx.us>

Complaints and Statistics about Coin-Operated Machines

Chief Darrell R. Losoya <losoya.police@ci.alpine.tx.us>
To: Geo Calderon <g.calderon@ci.alpine.tx.us>

Fri, Jul 15, 2022 at 4:06 PM

Geo,

Since I have been in my new role, APD has not had any new complaints on any of the gamerooms. We have maintained a close patrol on the businesses and make frequent checks. There are currently only 2 gamerooms in operation. I have also maintained records from Jessica Boorse on the gamerooms. APD assisted Texas DPS on 2 searches on 2/23/2021 & 3/17/2021. The county attorney did not prosecute the cases due to lack of evidence.

The case that I worked on was in reference to a complaint from Johnny Stewart on 1/19/2021. Johnny Stewart had won on a game and he did not get the money he should have. I followed up with the gameroom located by city hall. I arrested the suspect and the gameroom was permanently closed. I will attach the case. The suspect was prosecuted by the county attorney's office.

I have attached 4 documents. If you have any questions please let me know. I can also be at the Planning and Zoning committee meeting when needed. Thank you.

Respectfully,
Darrell R. Losoya
Chief of Police
Alpine Police Department
432-837-3486



"IN GOD WE TRUST"

THIS EMAIL MESSAGE CONTAINS INFORMATION WHICH MAY BE CONFIDENTIAL AND PRIVILEGED. UNLESS YOU ARE THE ADDRESSEE (OR AUTHORIZED TO RECEIVE FOR THE ADDRESSEE), YOU MAY NOT USE, COPY OR DISCLOSE TO ANYONE THE MESSAGE OR ANY INFORMATION CONTAINED IN THE MESSAGE. IF YOU HAVE RECEIVED THE MESSAGE IN ERROR, PLEASE ADVISE THE SENDER BY REPLY EMAIL AND DELETE THE MESSAGE.

[Quoted text hidden]

4 attachments

2021-00024.pdf
75K

21-001788.pdf
315K

21-002572.pdf
310K

21-000668.pdf
322K

ALPINE POLICE DEPARTMENT

309 W. Sul Ross Avenue
Alpine, TX 79830
(432) 837-3486

Case #: 2021-00024

1

Report Type: **Offense Report**
Status: **Cleared By Arrest**
Reason:
Report Date: **1/19/2021**
Title: **GAMBLING**

Page 1 of 5

CASE #: 2021-00024

☐ Cargo Theft

Incident Date/Time: 1/11/2021 2:00:20 PM

Location: 712 W Holland Avenue
Alpine, TX 79830

Suspect Name

DOB

DL/ID#

Vuong M. Vo

12/31/1977

INVESTIGATING OFFICER:

Losoya, Darrell ID-NR: 602

SIGNATURE: _____

REGION/DISTRICT/SGT. AREA:

Texas

APPROVING SUPERVISOR:

Losoya, Darrell ID-NR: 602

SIGNATURE: _____

OFFENSE INFORMATION:

OFFENSE

Offender: Vo, Vuong
Offense: KEEPING A GAMBLING PLACE
Day/Date/Time: Monday, 1/11/2021 2:00 PM
Offense Address: 712 W Holland Avenue
City, County, State, Zip: Alpine, Brewster, TX 79830
Location Type: Commercial/Office Building
Entry Location: --
Exit Location: --
Officers: Darrell Losoya #602, Kirk Caughman #604
Weapon Types Used: --
Bias Motivations: None (no bias)
Suspected of Using: Computer Equipment
Criminal Activity: --
Gang Type: --
Animal Cruelty: --

To Day/Date/Time: --
Classification: Class A Misdemeanor
Status: Cleared by Arrest
DPS Offense Code: 39210002
Statute Citation: 47.04

SUSPECT INFORMATION:

SUSPECT

Name: Vo, Vuong Minh
Address: 3310 Colbi Hill Dr
City, State, Zip: Arlington, TX 76014
County: Tarrant

Arrested: ☐
UCR Offense:

DOB:
Age: 43
Race/Gender: Asian / Male
Ethnicity: Not Hispanic
Height/Weight: 5' 07" / 165 lbs.
Build: Medium
Hair/Eyes: Black / Brown
Complexion: Medium
Alias: --
Scars: --
Marks: --
Tattoos: --
Disabilities: --

DL Number:
ID Card Number: --
SSN: --
Home Phone: --
Cell Phone:
Occupation: --
Employer: --
Work Phone: --

ALPINE POLICE DEPARTMENT

309 W. Sul Ross Avenue
Alpine, TX 79830
(432) 837-3486

Case #: 2021-00024

2

Report Type: **Offense Report**
Status: **Cleared By Arrest**
Report Date: **1/19/2021**
Title: **GAMBLING**

Page 2 of 5

VICTIM INFORMATION:

VICTIM

Name: **The State of Texas**

Address:

County:

City, State, Zip:

DOB:

Age:

Race/Gender:

Ethnicity:

Height/Weight:

Build:

Hair/Eyes:

Complexion:

Alias:

Scars:

Marks:

Tattoos:

Disabilities:

DL Number:

ID Card Number:

SSN:

Home Phone:

Cell Phone:

Occupation:

Employer:

Work Phone:

ALPINE POLICE DEPARTMENT

Case #: 2021-00024

3

309 W. Sul Ross Avenue
Alpine, TX 79830
(432) 837-3486

Report Type: **Offense Report**
Status: **Cleared By Arrest**
Report Date: **1/19/2021**
Title: **GAMBLING**

Page 3 of 5

WITNESS INFORMATION:

WITNESS # 1

Name: **STEWART, JOHNNY DEMUND**
Address: **700 N BIRD**
County: **--**
City, State, Zip: **APT 233, TX 79830**

DOB: **--**
Race/Gender: **Black / Male**
Ethnicity: **--**
Height/Weight: **6' 01" / 178 lbs.**
Build: **--**
Hair/Eyes: **Black / Brown**
Complexion: **--**

DL Number: **--**
ID Card Number: **--**
SSN: **--**
Home Phone: **--**
Cell Phone: **--**
Occupation: **--**
Employer: **--**
Work Phone: **--**

Alias: **--**
Scars: **--**
Marks: **--**
Tattoos: **--**
Disabilities: **--**

WITNESS # 2

Name: **VO, MINH KHAC**
Address: **3310 COLBI HILL DR**
County: **--**
City, State, Zip: **ARLINGTON, TX 76014**

DOB: **--**
Race/Gender: **Asian / Male**
Ethnicity: **Not Hispanic**
Height/Weight: **5' 05" / 160 lbs.**
Build: **--**
Hair/Eyes: **Black / Brown**
Complexion: **--**

DL Number: **--**
ID Card Number: **--**
SSN: **--**
Home Phone: **--**
Cell Phone: **--**
Occupation: **--**
Employer: **--**
Work Phone: **--**

Alias: **--**
Marks: **--**
Tattoos: **--**
Disabilities: **--**

ALPINE POLICE DEPARTMENT

Case #: 2021-00024

4

309 W. Sul Ross Avenue
Alpine, TX 79830
(432) 837-3486

Report Type: **Offense Report**
Status: **Cleared By Arrest**
Report Date: 1/19/2021
Title: **GAMBLING**

Page 4 of 5

WITNESS # 3

Name: **NGUYEN, HAI VAN**
Address: **1213 HODGSON ST**
County: **--**
City, State, Zip: **FORT WORTH, TX 76115**

DOB: **--**
Race/Gender: **Asian / Male**
Ethnicity: **Not Hispanic**
Height/Weight: **5' 02" / 150 lbs.**
Build: **--**
Hair/Eyes: **Black / Black**
Complexion: **--**

DL Number: **--**
ID Card Number: **--**
SSN: **--**
Home Phone: **--**
Cell Phone: **--**
Occupation: **--**
Employer: **--**
Work Phone: **--**

Alias: **--**
Marks: **--**
Tattoos: **--**
Disabilities: **--**

PROPERTY INFORMATION:**PROPERTY**

Make: **Cash**
Model: **--**
Property Type: **-Negotiable Instrument**
Serial Number: **--**
Owner: **--**
Insurance Company: **--**
Expiration Date: **--**
Agent: **--**

Marks: **--**
Description: **--**

Estimated Value: **\$2,500.00**
Estimated Damage: **\$0.00**
Actual Value: **\$0.00**
Damage Level: **--**
Status: **Seized**
Policy Number: **--**
Policy Holder: **--**
Phone Number: **--**
Recovered Date: **--**

Location :

Driver:

Address: **712 W Holland Avenue**
County: **Brewster**
City, State, Zip: **Alpine TX 79830**

EVIDENCE INFORMATION:**VIDEO EVIDENCE**

Evidence Collected: ☒ Yes ☐ No
Evidence Type:

ALPINE POLICE DEPARTMENT

309 W. Sul Ross Avenue
Alpine, TX 79830
(432) 837-3486

Case #: 2021-00024

5

Report Type: **Offense Report**
Status: **Cleared By Arrest**
Report Date: 1/19/2021
Title: **GAMBLING**

Page 5 of 5

NARRATIVE:

CAD Incident Report

Incident Date / Time: 02/23/2021 13:42:28

Call Details

CAD #	Case #	Primary	Agency	Response Type	How Received	Disposition
21-001788		604	ALPINE POLICE	ASSIST OTHER AGENCY	UNIT / OFFICER	ASSIGNMENT COMPLETE
Created	Notified	En Route	On-Scene	Complete		
13:42:28		13:42:48	13:59:15	14:19:38		

Incident Information

Str. #	Str. Name	Apt/Unit	City	Zip Code
309	W SUL ROSS AVE		ALPINE	79830
Cross Street	Zone			

Caller Information

First		Last		Area	Phone
604				432	
Str. #	Str. Name	Apt/Unit	City	Zip Code	
			ALPINE	79830	

People

Type	Name	Race	Sex	DOB	HGT	WGT	Hair	Eyes	DL	ST
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Vehicles

Year	Make	Model	Color 1	Color 2	Plate	State	VIN
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Dispatcher Comments

ADV ASSIST DPS CHECKING THE LOCAL GAME ROOMS

Officer Comments

Time	Officer	Emp #	Text
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Responding Resources

Unit #	Notified	En Route	On-Scene	Clear Scene	Cancel	Station
604		13:42:48	13:59:15	14:19:38		

Radio Log

From	Emp #	10-	Mileage	Message	Date / Time
604	267841			Unit 604 en route to 21-001788.	02/23/2021 13:42:48
604	267841			Unit 604's status was changed to 'ONSCENE'.	02/23/2021 13:50:15
604	267841			Unit 604's status timer was cleared.	02/23/2021 14:02:43
604	267841			Unit 604 was cleared from 21-001788.	02/23/2021 14:19:38
604	267841			ADV DUE TO THE FUNERAL ESCORT DPS CANCELED THE GAME ROOM CHECKS	02/23/2021 14:19:53

CAD Incident Report

Incident Date / Time: 03/17/2021 18:31:27

Call Details

CAD #	Case #	Primary	Agency	Response Type	How Received	Disposition
21-002572		610	ALPINE POLICE	ASSIST OTHER AGENCY	UNIT / OFFICER	ASSIGNMENT COMPLETE
Created	Notified	En Route	On-Scene	Complete		
18:31:27		18:51:34		19:37:21		

Incident Information

Str. #	Str. Name	Apt/Unit	City	Zip Code
309	W SUL ROSS AVE		ALPINE	79830
Cross Street	Zone			
	IN CITY LIMITS			

Caller Information

First		Last		Area	Phone
		610		432	
Str. #	Str. Name	Apt/Unit		City	Zip Code
309	W SUL ROSS AVE			ALPINE	79830

People

Type	Name	Race	Sex	DOB	HGT	WGT	Hair	Eyes	DL	ST
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Vehicles

Year	Make	Model	Color 1	Color 2	Plate	State	VIN
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Dispatcher Comments

610 ADV TO MAKE CALL CARD IN REF TO ASSISTING DPS AT THE GAME ROOMS

Officer Comments

Time	Officer	Emp #	Text
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Responding Resources

Unit #	Notified	En Route	On-Scene	Clear Scene	Cancel	Station
610		18:51:34		19:37:21		

07/15/2022 10:14:27

Radio Log

From	Emp #	10-	Mileage	Message	Date / Time
610	393851			Unit 610 en route to 21-002572.	03/17/2021 18:51:34
610	393851			Unit 610 was cleared from 21-002572.	03/17/2021 19:37:21

CAD Incident Report

Incident Date / Time: 01/19/2021 11:54:12

Call Details

CAD #	Case #	Primary	Agency	Response Type	How Received	Disposition
21-000668	2021-00024	604	ALPINE POLICE	INFORMATION	WALK IN	INFORMATION TAKEN
Created	Notified	En Route	On-Scene	Complete		
11:54:12		11:59:31	11:59:41	16:26:31		

Incident Information

Str. #	Str. Name	Apt/Unit	City	Zip Code
309	SUL ROSS AVE		ALPINE	79830
Cross Street	Zone			

Caller Information

First		Last		Area	Phone
JOHNNY		STEWART		432	
Str. #	Str. Name	Apt/Unit		City	Zip Code
708	AVE E			ALPINE	79830

People

Type	Name	Race	Sex	DOB	HGT	WGT	Hair	Eyes	DL	ST
VICTIM	STEWART, JOHNNY D	B	M	09/22/1990	601	178	BLK	BRO		
SUSPECT	VO, VUONG M	A	M	12/31/1977	507	165	BLK	BRO		

Vehicles

Year	Make	Model	Color 1	Color 2	Plate	State	VIN
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Dispatcher Comments

ADV THAT ONE OF THE GAME ROOMS IN TOWN GAVE THEM MONEY

Officer Comments

Time	Officer	Emp #	Text
17:14:04	DLOSOYA	45870	Case #: 2021-00024

07/15/2022 10:13:52

Responding Resources

Unit #	Notified	En Route	On-Scene	Clear Scene	Cancel	Station
604		11:59:31	11:59:41	12:56:12		
604		15:08:59	15:09:01	16:26:31		
602		15:21:15	15:21:26	15:56:03		
602		14:58:12	14:58:17		15:12:46	

Radio Log

From	Emp #	10-	Mileage	Message	Date / Time
604	267841			Unit 604 en route to 21-000668.	01/19/2021 11:59:31
604	267841			Unit 604's status was changed to 'ONSCENE'.	01/19/2021 11:59:41
604	267841			TXID# ... // STEWART// ELG//CLR TXDL / STEWART// EXPIR 09/22/2017	01/19/2021 12:02:41
604	267841			Unit 604's timer was cleared.	01/19/2021 12:13:53
604	267841			Unit 604 was cleared from 21-000668.	01/19/2021 12:56:12
AHAYMON				Case number 2021-00024 generated for 21-000668.	01/19/2021 14:56:08
602	45870			Unit 602 en route to 21-000668.	01/19/2021 15:21:15
602	45870			Unit 602's status was changed to 'ONSCENE'.	01/19/2021 15:21:26
602	45870			Unit 602's timer was acknowledged.	01/19/2021 15:31:47
602	45870			Unit 602 was cleared from 21-000668.	01/19/2021 15:56:03
602				602 updated call information for '21-000668'.	01/19/2021 17:14:04
602	45870			TXDL# / VO// ELG// CLR	01/20/2021 10:41:25
602	45870			Unit 602 en route to 21-000668.	01/20/2021 14:58:12
602	45870			Unit 602's status was changed to 'ONSCENE'.	01/20/2021 14:58:17
602	45870			Unit 602's timer was cleared.	01/20/2021 14:58:21
604	267841			ADV X1 IN CUSTODY.	01/20/2021 15:08:40
604	267841			Unit 604 en route to 21-000668.	01/20/2021 15:08:59
604	267841			Unit 604's status was changed to 'ONSCENE'.	01/20/2021 15:09:01
602				602 was set 'CANCEL' for Incident 21-000668.	01/20/2021 15:12:46
604	267841			Unit 604's timer was acknowledged.	01/20/2021 15:19:20
604	267841			Unit 604's timer was cleared.	01/20/2021 15:19:22
604	267841			ADV CLEAR FROM BCJ.	01/20/2021 15:24:56
604	267841			Unit 604 was cleared from 21-000668.	01/20/2021 16:26:31
651	475064			ADV VUONG VO IS HERE TO GET HIS CELL PHONE. 602 ADV THAT DPS HAS THE PHONE ADV TO GET A PHONE# FOR VO AND WE WILL CONTACT HIM ONCE WE GET MORE INFO FROM DPS ADV PHONE#	01/27/2021 11:15:41



BUILDING SERVICES

309 W SUL ROSS AVE
ALPINE, TX 79830
(432) 837-3281

FOR STAFF USE ONLY

PERMIT # 22-006228

TOTAL FEE: \$350.00

DATE: 06/06/22

CONDITIONAL/SPECIAL USE PERMIT (Form A)

PART 1. APPLICANT INFORMATION

Name of applicant/agent/company/contact:

STEPHEN & ELIZABETH WOOD: SKY ISLAND CULINARY LLC
CONTACT: STEPHEN WOOD

Street address of applicant/agent:

209 NORTH 13TH STREET

City/State/Zip Code of applicant / agent:

ALPINE, TEXAS 79830

Telephone number of applicant/agents:

432.294.2222

Fax number of applicant/agents:

432.837.0460

Email address of applicant/agent:

STEPHENWOOD1980@GMAIL.COM

Mobile phone of applicant/agent:

432.294.2222

PART 2. PROPERTY INFORMATION

Street address of public property:

209 NORTH 13TH STREET ALPINE, TEXAS 79830

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

Lot:

3

Block:

J

Addition:

GILLIS

Size of subject property

Square footage:

Acres:

.47

Present zoning classification:

RESIDENTIAL

Proposed use of the property:

RESIDENTIAL / COMMERCIAL

Zoning ordinance provision requiring a conditional use:

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

STEPHEN & ELIZABETH WOOD

Street address of property owner:

209 NORTH 13TH STREET

City/State/Zip code of property owner:

ALPINE, TEXAS 79830

Telephone number of property owner:

432.294.2222

Fax number of property owner:

432.837.0460



PAID

pd. ck # 1788
[Signature]

<input checked="" type="checkbox"/>	<p>Submit a letter describing the proposed conditional use and note the request on the site plan document 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 particular 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. 4. Application of site plan approval (Section 20, see attached Form "B") <p>The site plan submission shall meet the requirements of Section 20.04 Site Plan Requirements.</p>
<input checked="" type="checkbox"/>	<p>All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff.</p> <p>Based on the size of the agenda, your application may be scheduled at a later date.</p> <p>All public hearings will be opened, and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.</p> <p>Any changes to a site plan (no matter how minor or major) approved with a conditional use permit can only be approved by city council the public hearing process.</p> <p>I have read and understood all requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.</p>

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

STEPHEN PAUL WOOD

Print Applicants Name

Stephen P Wood

Applicant Signature

The State of TEXAS

County Of BREWSTER

Before ME Celia Rodriguez

(notary)

on this day personally appeared Stephen Wood

(applicant)



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

(Seal) Given under my hand and seal of office this JUNE day of 2012, A.D.

Celia Rodriguez
Notary in And for State of Texas

Stephen P Wood

Print Property Owners Name

Property Owners Signature

The State Of TEXAS

County Of BREWSTER

Before Me Celia Rodriguez

(Notary)

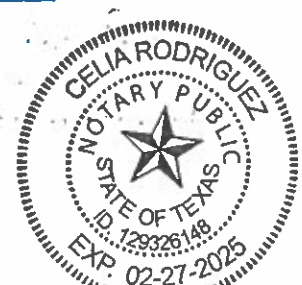
on this day personally appeared Stephen Wood

(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 6th day of JUNE, A.D. 2012

Notary in And for State of Texas.



☐ All site plans must conform to the approved concept plan. Any changes to a site plan, approved with a conditional use can only be approved by city council through the public hearing process.

PART 4. SIGNATURE TO AUTHORIZE FILING OF A FINAL SITE PLAN

STEPHEN PAUL WOOD

Print Applicants Name

Stephen P Wood
Applicants Signature

The State Of TEXAS

County Of BREWSTER

Before Me Celia Rodriguez
(Notary)

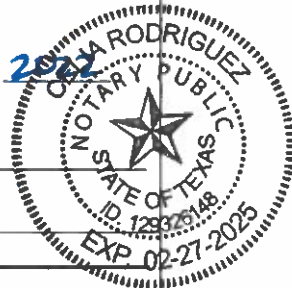
on this day personally appeared STEPHEN PAUL WOOD
(Applicant)

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 6th day of JUNE, A.D. 2022

Celia Rodriguez

Notary in And for State of Texas



STEPHEN PAUL WOOD

Print Property Owners Name

Stephen P Wood
Property Owners Signature

The State Of TEXAS

County Of BREWSTER

Before Me _____
(Notary)

on this day personally appeared STEPHEN PAUL WOOD
(Property owner)

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 _____ day of JUNE, A.D. 2022

Celia Rodriguez

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.

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

Owner/Agent Print	<i>Stephen Wood</i>	Date: <i>6/6/22</i>
Owner/Agent Signature	<i>Stephen Wood</i>	Date: <i>6/6/22</i>

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.

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

Owner/Agent Print	<i>Stephen Wood</i>	Date: <i>6/6/22</i>
Applicant Signature	<i>Stephen Wood</i>	Date: <i>6/6/22</i>



To Whom It May Concern:

Our names are Stephen and Elizabeth Wood and we are contacting you regarding the Conditional/Special Use Permit for the Sky Island Culinary LLC Commercial Kitchen.

We believe the Conditional Use of our building will not cause substantial harm to the value, use, or enjoyment of the other property in the neighborhood, as we will produce food for retail and/or off-site consumption, avoiding potential commercial eyesores and ensuring delivery traffic is kept at an absolute minimum.

We are also supremely confident that this Conditional Use will add to the value of neighborhood property not only through our contribution to local commerce and city-wide economic development, but also through the utilization of our valuable tax dollars. Through the creation of this small, locally owned business, we strive to improve the quality of life for those in our neighborhood, the City of Alpine, and the entirety of the Big Bend.

We humbly and graciously thank you for your time, effort, and consideration.

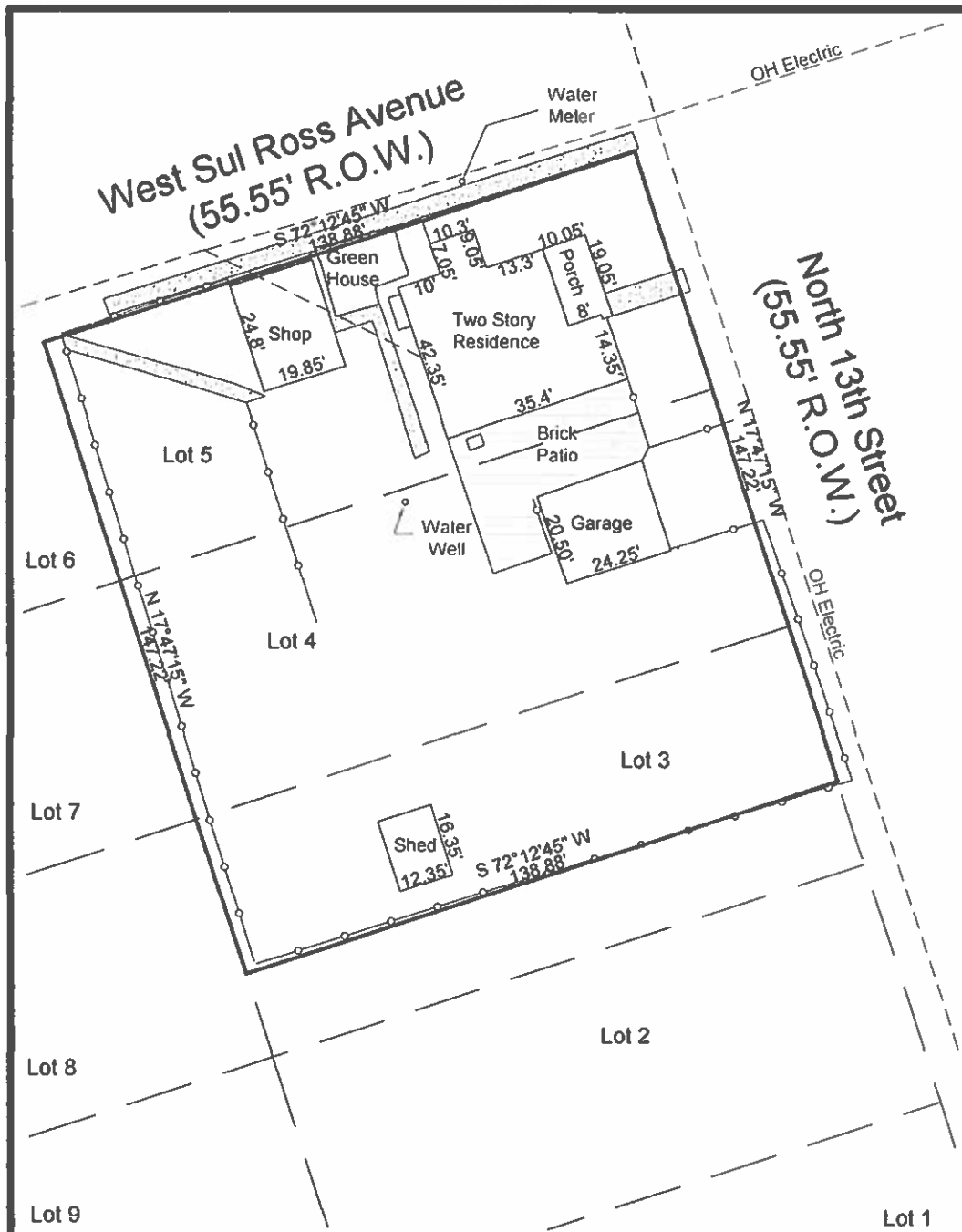
Yours in Service,


STEPHEN WOOD
OPERATING OWNER


ELIZABETH ASHLEY WOOD
OPERATING OWNER

COMING SOON

 (432) 294-2222  SkyIslandCulinary@gmail
 Sky Island Culinary  @SkyIslandCulinary



SUDDUTH SURVEYING

136 W. TWOHIG SUITE C SAN ANGELO, TX 76903 (326) 277-0817

LEGAL DESCRIPTION:

Being, all of Lot Five (5), all of Lot Four (4), and the North 36.12 Feet of Lot Three (3) of, Block J, GILLIS ADDITION, Town of Alpine, Brewster County, Texas, per map or plat, Envelope 114, Plat Records of Brewster County, Texas.

Property locally known as 209 N 13th Street, Alpine, Texas.

Surveyor's Notes:

Bearings & distances based on record data. NAD 83, TX Central

Additional Information:

This property has access to and from a dedicated roadway.

Certification:

Surveyed on the ground under my supervision according to the Minimum Standards of the Professional Land Surveying Practices Act and General Rules of Procedures and Practices set forth by the Texas Board of Professional Engineers and Land Surveyors.

Grady Glyn Sudduth
Registered Professional Land Surveyor No. 5309

County: Brewster

State: Texas

File Name: thirteenth209

Client's File No.:
202111767

Drawn By: CLC

Surveyed for the specific transaction for Stephen Wood at Elyson Abstract Company and is not intended to be used for any other purpose.

Date: 12/08/2021

SCALE: 1" = 30'

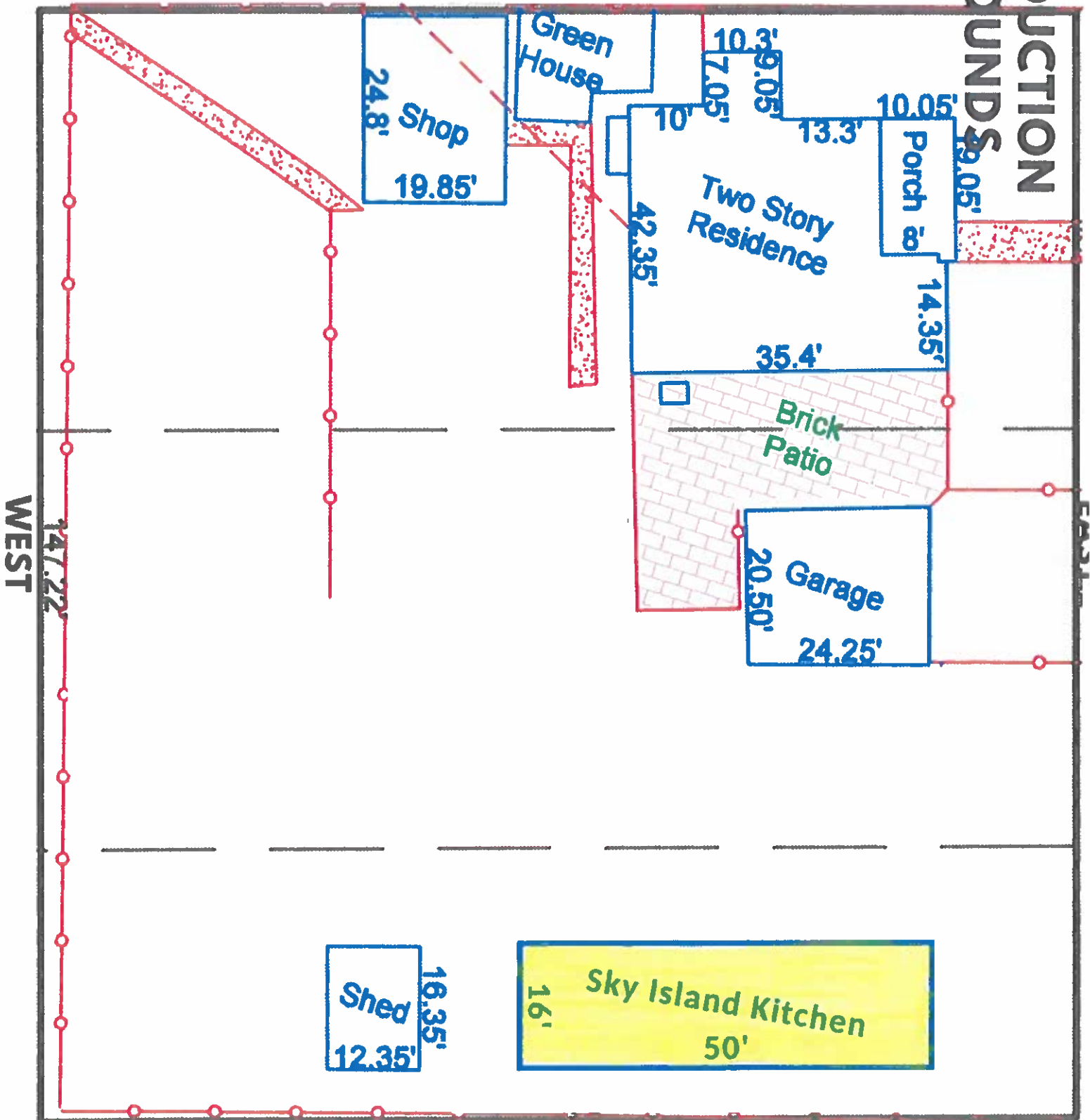
COPYRIGHT 2021

THIS SURVEY IS PROTECTED BY ALL APPLICABLE STATE AND FEDERAL COPYRIGHT LAWS. THIS SURVEY VOID WITHOUT ORIGINAL SIGNATURE AND IMPRESSION SEAL.



NORTH

PRODUCTION
GROUNDS





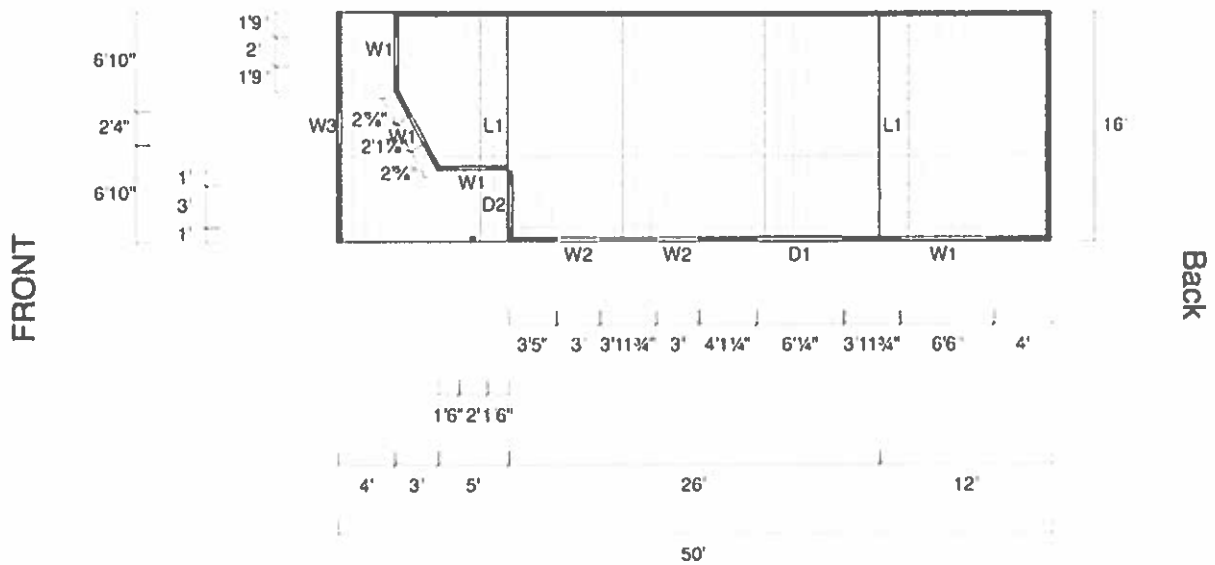
Deluxe Lofted Barn Cabin

16 x 50

#1653595660384135



Left



Right

= 1ft

Customer Signature:

Date:

SYMBOL LEGEND

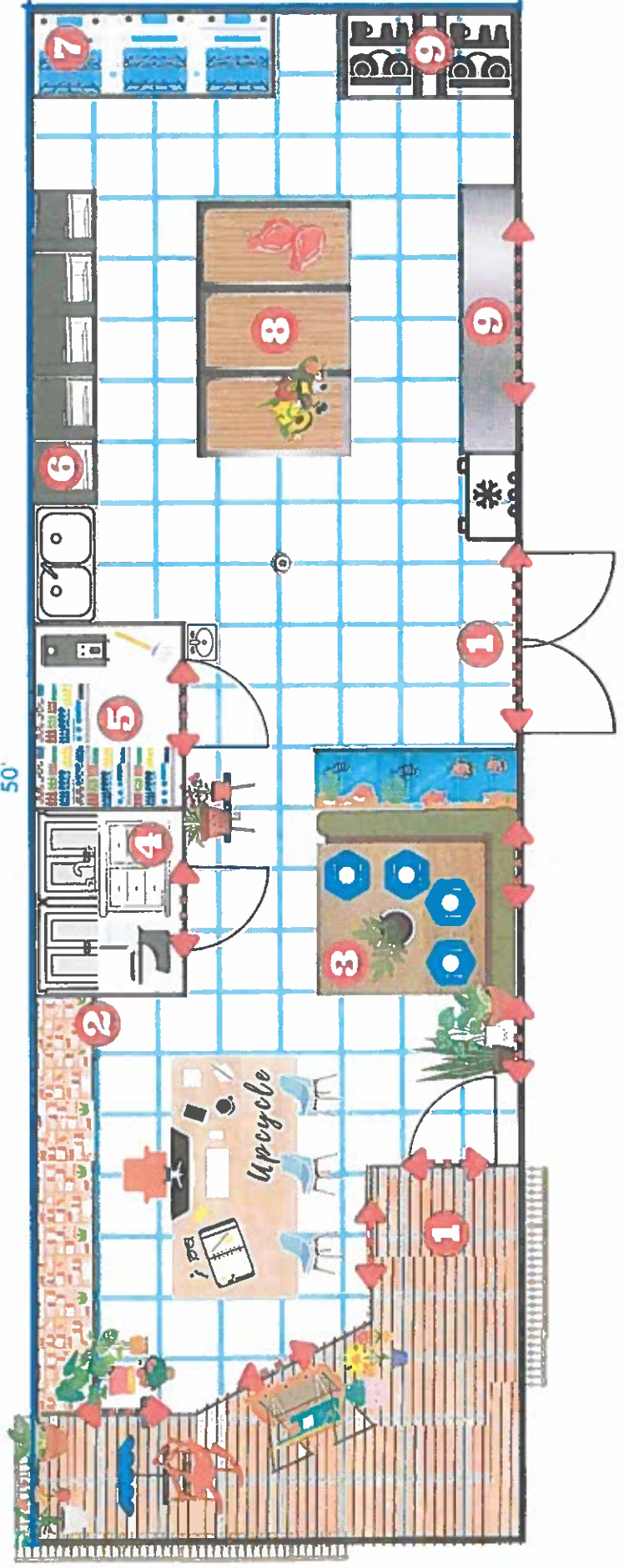
W1	2' x 3' Thermal Pane Window	W2	3' x 5' Thermal Pane Window	D1	Double Pre-Hung 9-Lite French
D2	36" Pre-Hung 9-Lite (Inswing)	W3	Faux Loft Window	L1	Loft: 12' Front & 12' Back (Included)
Closed Wall					



Kitchen

- 1 Business Entrances
- 2 Cookbook Library + Office Suite
- 3 Multipurpose Area
- 4 Restroom
- 5 Mop Closet + Chemical Storage
- 6 Cold Line Storage
- 7 Hot Line
- 8 Portable Workspaces + Pot Rack
- 9 Dry Storage + Dish Storage

50'



City Manager
Megan Antrim

City Secretary
Geoffrey R. Calderon



Mayor
Catherine Eaves

City Attorney
Rod Ponton

100 North 13th Street Phone 432-837-3301 Fax 432-837-2044

"To provide quality service to the citizens of Alpine"

July 5, 2022

RE: CONDITIONAL USE PERMIT APPLICATION

Dear Property Owner,

The City of Alpine has received an application for a conditional use permit request allowing the applicants, Stephen & Elizabeth Wood, to establish a mixed-use occupancy residential & commercial business with a detached commercial kitchen on-premise. The property is located at **209 N. 13th St.** Record property owner(s): Stephen & Elizabeth Wood.

As the owner of property within 200 feet of the property, please be advised that the Planning & Zoning Commission will hold a meeting concerning this request on Monday, July 25, 2022, at 5:30 P.M. If you object to the conditional use permit, please make arrangements to attend this meeting or submit your objection in writing to the Office of the City Secretary at:

City Secretary
100 N. 13th Street
Alpine, Texas 79830

If no objections are made the City of Alpine will assume that surrounding property owners have no objection and the changes may proceed accordingly. Any questions you have may be directed to Geoffrey Calderon at city.secretary@ci.alpine.tx.us or by calling (432) 837-3301, option 1.

Sincerely,

Geoffrey R. Calderon
City Secretary

City Manager
Megan Antrim

City Secretary
Geoffrey R. Calderon



Mayor
Catherine Eaves

City Attorney
Rod Ponton

100 North 13th Street Phone 432-837-3301 Fax 432-837-2044

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As the owner of property within 200 feet of the property, please be advised that City Council will hold a meeting concerning this request on Tuesday, August 2, 2022, at 5:30 P.M. If you object to the conditional use permit, please make arrangements to attend this meeting or submit your objection in writing to the Office of the City Secretary at:

City Secretary
100 N. 13th Street
Alpine, Texas 79830

If no objections are made the City of Alpine will assume that surrounding property owners have no objection and the changes may proceed accordingly. Any questions you have may be directed to Geoffrey Calderon at city.secretary@ci.alpine.tx.us or by calling (432) 837-3301, option 1.

Sincerely,

Geoffrey R. Calderon
City Secretary

ALPINE ISD, IN TRUST
704 W SUL ROSS AVE
ALPINE, TX 79830

GOELZER LORRAINE F.
205 N. 14TH ST
ALPINE, TX 79830

SULLIVAN JASON
PO BOX 1579
ALPINE, TX 79831

CASA LA VISTA RENTAL LLC
2215 COLQUITT ST
HOUSTON, TX 77098-3302

PADILLA MARK J
AND BLANCA T PADILLA
903 W SUL ROSS AVE
ALPINE, TX 79830

BENTLEY MARGARET
708 E LOCKHART AVE
ALPINE, TX 79830

PREHODA VALERIE E
807 W SUL ROSS
ALPINE, TX 79830

HORAK PROP / CITY OF ALPINE
3703 POPLAR CT
CARROLLTON, TX 75007

SANCHEZ-ZUBIATE FERNANDO AND
ANDREA SANCHEZ
PO BOX 156
ALPINE, TX 79831-0156

MATHER WILLIAM THOMAS
206 N 14 STREET
ALPINE, TX 79830

CRUMPTON CATHERINE S
302 N 14TH
ALPINE, TX 79830

RICE FRANCES M
905 W SUL ROSS AVE
ALPINE, TX 79830

ROWE MARY FRANCES
901 W SUL ROSS AVE
ALPINE, TX 79830

VEST JAMES W
AND JANITH V STEPHENSON
PO BOX 748
ALPINE, TX 79831

STUBBS JOHN ANDREW
AND JANNA D STUBBS
PO BOX 1211
ALPINE, TX 79831

COLLIER SARAH JANE
PO BOX 177
ALPINE, TX 79831-0177

DEPLONTY BRIAN
909 W SUL ROSS AVE
ALPINE, TX 79830

VALENZUELA GILBERT E
SUNNYGLENN #1
ALPINE, TX 79830

ALPINE PUBLIC LIBRARY
805 W AVE E
ALPINE, TX 79830