



**CITY OF ALPINE**  
**PLANNING & ZONING COMMISSION MEETING**  
**June 23, 2025 – 5:30 PM**

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*City Council Chambers, 803 W. Holland Avenue, Alpine, Texas 79830*

1. **CALL TO ORDER.**

2. **PUBLIC COMMENTS.**

*Each person in attendance who desires to speak to the Board on an item on the agenda shall speak during this section. Public comments may be made regarding agenda items only. Attendees must be physically present in order to address the Board. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees.*

3. **PUBLIC HEARINGS.**

*At this time, the Chair will invite members of the public to address each item listed in this section. Comments made during this section are limited to the topic of each public hearing. Attendees must be physically present in order to address the Board. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. If more than one public hearing is being held, each person will be allowed to speak during each topic.*

A. Public Hearing to obtain citizen views and comments regarding Replat 2025-07-01, a replat application which would allow the applicant, Horticultural Consulting, LLC, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about 508 S. 5th Street and is legally described as a replat Lot 5, Block 1, J.W. Ferguson's Second Addition to the City of Alpine, Subdivision Plat on file in Envelope 96, Plat Records of Brewster County Texas. The record property owner is Horticultural Consulting, LLC. The Parcel ID of the subject property is 10378. The current zoning classification of the property is R-3 Apartment District. If the replat is approved the zoning classification of the subject property will remain R-3 Apartment District.

4. **APPROVAL OF MINUTES OF PREVIOUS BOARD MEETING**

A. May 19, 2025 Regular Meeting Minutes. (G. Calderon, Interim City Manager)

5. **DISCUSSION ITEMS**

A. Discussion regarding the zoning designation of 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A.Vega. (G. Calderon, Interim City Manager)

6. **ACTION ITEMS.**

*Action items are to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to 10 per meeting).*

A. Approve Replat 2025-07-01, a replat application which would allow the applicant, Horticultural Consulting, LLC, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about 508 S. 5th Street and is legally described as a replat Lot 5, Block 1, J.W. Ferguson's Second Addition to the City of Alpine, Subdivision Plat on file in Envelope 96, Plat Records of Brewster County Texas. The record property owner is Horticultural Consulting, LLC. The Parcel ID of the subject property

is 10378. The current zoning classification of the property is R-3 Apartment District. If the replat is approved the zoning classification of the subject property will remain R-3 Apartment District. (G. Calderon, Interim City Manager)

B. Approve a recommendation regarding the zoning designation of 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A.Vega. (G. Calderon, Interim City Manager)

7. **BOARD MEMBER COMMENTS**

8. **ADJOURN.**

**CERTIFICATION**

I, Geoffrey R. Calderon, do hereby certify that this notice was posted at City Hall, in a convenient and readily accessible place to the general public, and on the City website at [www.cityofalpine.com/agenda](http://www.cityofalpine.com/agenda) pursuant to Section 551.043, Texas Government Code. The said notice was posted by 10:00 A.M. on June 20, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

**WITNESS MY HAND AND SEAL**  
**this 20th day of June, 2025**

  
\_\_\_\_\_  
Geoffrey R. Calderon, TRMC  
*City Secretary & Chief Governance Officer*



**PLANNING & ZONING COMMISSION AGENDA ITEM  
REPORT**

**June 23, 2025**

Agenda Item No. 3A

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, Interim City Manager



Staff Recommendation: None

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**AGENDA ITEM**

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Public Hearing to obtain citizen views and comments regarding Replat 2025-07-01, a replat application which would allow the applicant, Horticultural Consulting, LLC, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about 508 S. 5th Street and is legally described as a replat Lot 5, Block 1, J.W. Ferguson’s Second Addition to the City of Alpine, Subdivision Plat on file in Envelope 96, Plat Records of Brewster County Texas. The record property owner is Horticultural Consulting, LLC. The Parcel ID of the subject property is 10378. The current zoning classification of the property is R-3 Apartment District. If the replat is approved the zoning classification of the subject property will remain R-3 Apartment District.

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**EXECUTIVE SUMMARY**

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None

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**SUPPORTING MATERIALS**

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None

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**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A  
Savings Anticipation: N/A  
Current Budget FY 2024-2025: N/A  
Additional Funding: N/A

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**APPROVERS**

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Alex Tackett, Records Clerk  
Geoffrey R. Calderon, City Secretary

**PLANNING & ZONING COMMISSION AGENDA ITEM  
REPORT**

**June 23, 2025**

Agenda Item No. 4A

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, Interim City Manager



Staff Recommendation: Approve

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**AGENDA ITEM**

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May 19, 2025 Regular Meeting Minutes. (G. Calderon, Interim City Manager)

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**EXECUTIVE SUMMARY**

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None

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**SUPPORTING MATERIALS**

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1. 5-19-25 Minutes

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**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A  
Savings Anticipation: N/A  
Current Budget FY 2024-2025: N/A  
Additional Funding: N/A

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**APPROVERS**

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Alex Tackett, Records Clerk  
Geoffrey R. Calderon, City Secretary

**City Of Alpine**  
**PLANNING & ZONING COMMISSION MEETING**  
**Monday, May 19, 2025 – 5:30 PM**  
**Minutes**

1. **CALL TO ORDER.**

*Chair of the Planning & Zoning Commission, Matt Walter, called the meeting to order at 5:30 P.M.*

**Board Members Present:**

Commissioner Lisa Nix  
Commissioner Joanna Laxton  
Commissioner Tara Gaugler  
Commissioner Benjamin Garcia  
Chair Matt Walter

**City Staff and Stakeholders Present:**

Megan Antrim, City Manager  
Geoffrey R. Calderon, City Secretary

**Not Present:**

Commissioner Thomas Griffith  
Commissioner Linda Molinar

**Others Present:** Approximately \_\_ other :

2. **PUBLIC COMMENTS.**

*Each person in attendance who desires to speak to the Board on an item on the agenda shall speak during this section. Public comments may be made regarding agenda items only. Attendees must be physically present in order to address the Board. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees.*

- Mike Pallanez addressed the City Council in support of Action Item B.
- Gene Garrett addressed the City Council regarding building requirements.

3. **PUBLIC HEARINGS.**

*At this time, the Chair will invite members of the public to address each item listed in this section. Comments made during this section are limited to the topic of each public hearing. Attendees must be physically present in order to address the Board. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. If more than one public hearing is being held, each person will be allowed to speak during each topic.*

- A. Public Hearing to obtain citizen views and comments regarding Rezone 2025-06-01, a rezone application allowing the applicant, Elizardo Aranda, to establish an automotive shop at the subject property. The subject property is located at 702 E. Murphy Street and is legally described as Lots one (1) and two (2), Block twenty-five (25) Hancock Addition, to the City of Alpine, Brewster County, Texas. The property owner of record is Elizardo J. Aranda. The property identification number of the subject property is 34803. The current zoning classification of the subject property is C-1 Neighborhood Commercial District. The zoning classification if the rezoning application is approved will be M-1 Industrial District.

**Public Comments:** Krisinda Aranda addressed the City Council in support of Action Item A.

- B. Public Hearing to obtain citizen views and comments regarding Rezone 2025-06-02, a rezone application allowing the applicant, Mike Pallanez, to establish a commercial building at the subject property. The subject property is located at 1009 E. Gallego Avenue and is legally described as all of Lots four (4), five (5), six (6), seven (7), and eight (8) and the East one-half (e ½) of Lot three (3) and nine (9), in Block thirty three (33), Hancock Addition (South of the Railroad), save and except the North 20 varas of Lots four (4) and five (5), and the North 20 varas of the East one-half (e ½) of Lot three (3), Block thirty-three (33), Hancock Addition (South of the Railroad), as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas. The property owner of record is Mike G. Pallanez. The property identification number of the subject property is 10748. The current zoning classification of the subject property is R-4 Mobile Home District. The zoning classification if the rezoning application is approved will be C-1 Neighborhood Commercial District.

4. **APPROVAL OF MINUTES OF PREVIOUS BOARD MEETING**

- A. Approval of March 24, 2025 regular meeting minutes. (G. Calderon, City Secretary)

*On a motion by Commissioner Laxton and seconded by Commissioner Nix to approve the minutes with the amendment reflecting that Benjamin Garcia was present, the Planning & Zoning Commission unanimously adopted the motion.*

5. **DISCUSSION ITEMS**

- A. Discussion regarding the zoning designation of 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A.Vega. (M. Antrim, City Manager)
- B. Discussion regarding the zoning designation of 407 S. 3rd Street. The property ID of the subject property is 12244. The property owner of record is Beatriz Alicia Greising. (M. Antrim, City Manager)
- C. Discuss the current signage requirements and placement of signs within the city, including regulations and rules regarding which zones that signs may be placed in and discuss possible amendments to the sign ordinance. (T. Gaugler, Commissioner)
- D. Discuss permits for "special business operations" including the use of Special Use Permits or Conditional Use Permits and what is allowable under the current zoning ordinances, and recommend changes based on citizen needs. (T. Gaugler, Commissioner)
- E. Discuss the health and safety permit requirements for businesses, and recommend updates to improve the current regulations. (T. Gaugler, Commissioner)
- F. Discuss the \$500 fee to start a business in Alpine. (T. Gaugler, Commissioner)

6. **ACTION ITEMS.**

*Action items are to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to 10 per meeting).*

- A. Approve Rezone 2025-06-01, a rezone application allowing the applicant, Elizardo Aranda, to establish an automotive shop at the subject property. The subject property is located at 702 E. Murphy Street and is legally described as Lots one (1) and two (2), Block twenty-five (25)

Hancock Addition, to the City of Alpine, Brewster County, Texas. The property owner of record is Elizardo J. Aranda. The property identification number of the subject property is 34803. The current zoning classification of the subject property is C-1 Neighborhood Commercial District. The zoning classification if the rezoning application is approved will be M-1 Industrial District. (G. Calderon, City Secretary)

*On a motion by Commissioner Laxton and seconded by Commissioner Gaugler to approve, the Planning & Zoning Commission unanimously voted to adopt the motion.*

- B. Approve Rezone 2025-06-02, a rezone application allowing the applicant, Mike Pallanez, to establish a commercial building at the subject property. The subject property is located at 1009 E. Gallego Avenue and is legally described as all of Lots four (4), five (5), six (6), seven (7), and eight (8) and the East one-half (e ½) of Lot three (3) and nine (9), in Block thirty three (33), Hancock Addition (South of the Railroad), save and except the North 20 varas of Lots four (4) and five (5), and the North 20 varas of the East one-half (e ½) of Lot three (3), Block thirty-three (33), Hancock Addition (South of the Railroad), as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas. The property owner of record is Mike G. Pallanez. The property identification number of the subject property is 10748. The current zoning classification of the subject property is R-4 Mobile Home District. The zoning classification if the rezoning application is approved will be C-1 Neighborhood Commercial District. (G. Calderon, City Secretary)

*On a motion by Commissioner Laxton and seconded by Commissioner Gaugler to approve, the Planning & Zoning Commission unanimously adopted the motion.*

- C. Approve a recommendation regarding the zoning designation of 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A. Vega. (M. Antrim, City Manager)

*On a motion by Chair Matt Walter and seconded by Commissioner Nix to postpone this item to next month, the Planning & Zoning Commission unanimously adopted the motion.*

- D. Approve a recommendation regarding the zoning designation of 407 S. 3rd Street. The property ID of the subject property is 12244. The property owner of record is Beatriz Alicia Greising. (M. Antrim, City Manager)

*On a motion Commissioner Laxton and seconded by Commissioner Nix to recommend that the individual submit the rezone application and pay the applicable fee to initiate a rezone for the subject property, the Planning & Zoning Commission unanimously adopt the motion.*

7. **BOARD MEMBER COMMENTS**

8. **ADJOURN.**

*There being no further business, the meeting was adjourned at (6:43 P.M.)*

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Officer of the Board

\_\_\_\_\_  
Geoffrey R. Calderon, TRMC  
*City Secretary & Chief Governance Officer*

**CERTIFICATION**

I, Geoffrey R. Calderon, do hereby certify that this notice was posted at City Hall, in a convenient and readily accessible place to the general public, and on the City website at [www.cityofalpine.com/agenda](http://www.cityofalpine.com/agenda) pursuant to Section 551.043, Texas Government Code. The said notice was posted by 5:00 P.M. on May 15, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

**WITNESS MY HAND AND SEAL**  
**this 15th day of May, 2025.**

  
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Geoffrey R. Calderon, TRMC  
*City Secretary & Chief Governance Officer*



**PLANNING & ZONING COMMISSION AGENDA ITEM  
REPORT**

**June 23, 2025**

Agenda Item No. 5A

Department: Office of the City Manager

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, Interim City Manager

Staff Recommendation: None



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**AGENDA ITEM**

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Discussion regarding the zoning designation of 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A.Vega. (G. Calderon, Interim City Manager)

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**EXECUTIVE SUMMARY**

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**BACKGROUND**

Melinda Vega asserts that the property is commercially zoned based on the historical operation of the Flamingo Bar at that location. The City conducted an archival review for the property. According to City Council minutes, the owner's parents and former property owners, Alonzo and Alicia Aguilar, requested a zoning change to commercial in 2000. During a Council meeting on May 23, 2000, the matter was tabled due to public opposition from neighboring property owners. At the following meeting on June 27, 2000, the Council chose not to proceed with the rezoning until a planning study could be completed.

**ZONING DETERMINATION**

City staff reviewed all official zoning maps adopted by ordinance. Both the 1986 and 2013 maps designate the property as residential, not commercial. While zoning enforcement may have been inconsistent in the past, records indicate the Flamingo Bar operated outside the bounds of applicable zoning regulations, and the property was always designated as residential.

**FUTURE PLANNING**

Although the property is classified as residential, discussions regarding updates to zoning include making properties abutting major thoroughfares commercial for main highways. The City Council tasked the Planning & Zoning Commission with weighing in on the issue. The Planning & Zoning Commission considered this item on May 19, 2025, and the item was tabled.

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**SUPPORTING MATERIALS**

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1. Backup Documentation - 601 S. Walker

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**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A

Savings Anticipation: N/A  
Current Budget FY 2024-2025: N/A  
Additional Funding: N/A

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**APPROVERS**

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Alex Tackett, Records Clerk  
Geoffrey R. Calderon, City Secretary

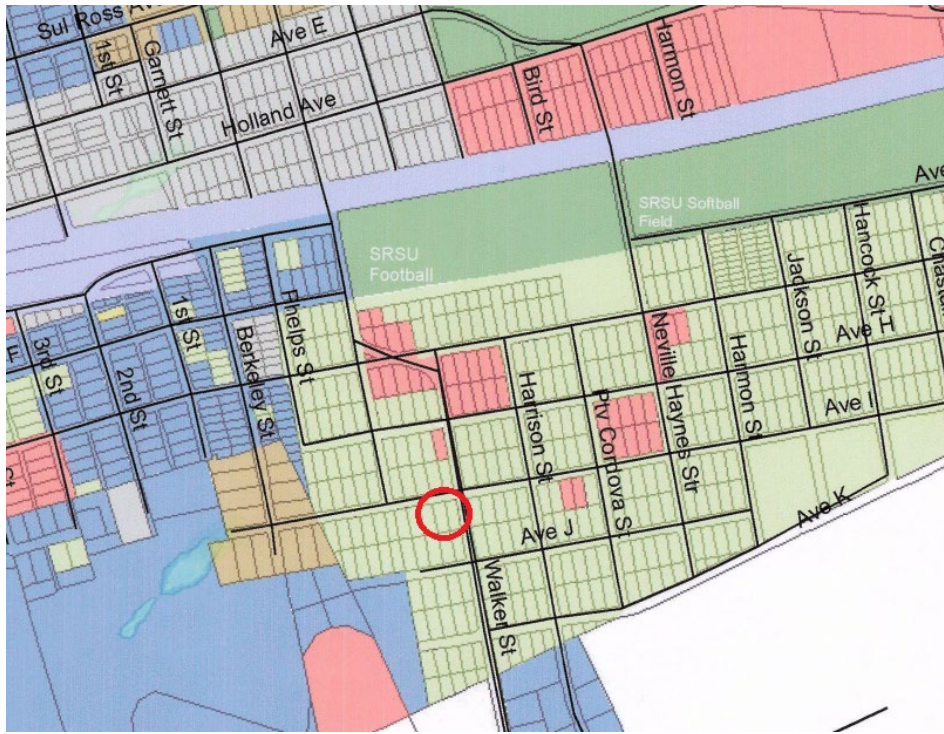


EXHIBIT "A"

**CITY OF ALPINE  
REGULAR CITY COUNCIL MEETING  
MAY 23, 2000  
6:00 P.M.**

**COUNCIL MEMBERS PRESENT:**

MAYOR PAUL WEYERTS; MAYOR PRO-TEM FRANK CARGO , COUNCIL MEMBERS:  
FRANK YAKUBANSKI; GERALD RAUN; JOE PORTILLO AND JESUS (KACHOO)  
VALENZUELA.

**CITY STAFF PRESENT:**

CITY MANAGER DOUG LIVELY; CITY ATTORNEY STEVE HOUSTON; RECORDS  
DEBBIE GALVAN; KVLV AND AVALANCHE.

**OTHERS PRESENT:**

APPROXIMATELY TEN CITIZENS WERE PRESENT.

THE MEETING WAS CALLED TO ORDER BY MAYOR PAUL R. WEYERTS. THE  
INVOCATION AND PLEDGE OF ALLEGIANCE WAS GIVEN BY FRANK CARGO.  
MAYOR WEYERTS ASCERTAINED THAT A QUORUM WAS PRESENT AND  
ACCORDING TO ARTICLE 6252-17, VTCS THE NOTICE OF THE MEETING HAD  
BEEN POSTED AT 4:00 P.M. ON MAY 19, 2000.

**ITEM NO. 4.**

**APPROVAL OF THE MINUTES: REGULAR MEETING: MAY 9, 2000.  
SPECIAL MEETING: MAY 15, 2000.**

MOTION BY COUNCILOR VALENZUELA, SECONDED BY COUNCILOR RAUN  
THAT THE MINUTES FOR THE REGULAR MEETING AND SPECIAL MEETING BE  
APPROVED AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

THE REGULAR MEETING RECESSED AT 6:03 P.M. FOR PUBLIC HEARINGS.

PUBLIC HEARINGS: TO HEAR CITIZENS VIEWS AND COMMENTS - NO ACTION.

**ITEM NO. 5.**

**TCDP PLANNING/CAPACITY CONTRACT NO. 719004 PROGRESS REPORT.**

ROBIN SISCO PRINCIPAL CONSULTANT OF GRANT WORKS PLANNING, HOUSING,  
AND COMMUNITY DEVELOPMENT SERVICES FOR RURAL TEXAS OUTLINED THE  
PLANNING PROCESS FOR THIS CONTRACT.

THERE WAS SOME DISCUSSION.

NO CITIZENS WERE OPPOSED.

**ITEM NO. 6.**

**ORDINANCE #2000-4-2 OUTDOOR LIGHTING IN THE CITY.**

THIS ORDINANCE HAS BEEN REVISED AND PRESENTED SEVERAL TIMES.

THERE WAS SOME DISCUSSION.

NO CITIZENS WERE OPPOSED.

**ITEM NO. 7.**

**ORDINANCE #2000-4-3 CLOSING ALLEY BETWEEN LOTS 1, 2, 3, 4 AND LOTS 7, 8, 9, 10 OF METTA HARMS ADDITION.**

**CITY MANAGER LIVELY EXPLAINED THE CLOSING OF THIS ALLEY AT THE PRESENT SOUTHWEST TEXAS GAS CORPORATION OFFICE.**

**THERE WAS SOME DISCUSSION.**

**NO CITIZENS WERE OPPOSED.**

**ITEM NO. 8 .**

**ORDINANCE #2000-4-4 OPENING STREETS IN SHIPMAN ADDITION BLOCKS 9, 10 AND 12.**

**CITY MANAGER LIVELY EXPLAINED THE OPENING OF STREETS IN SHIPMAN ADDITION.**

**THERE WAS SOME DISCUSSION.**

**NO CITIZENS WERE OPPOSED.**

**ITEM NO. 9.**

**REZONING REQUEST FROM ALONZO AND ALICIA AGUILAR ON 608 SOUTH WALKER (HANCOCK SOUTH OF RAILROAD BLOCK 49, LOTS 3, 4, & 5 FROM R-4 ZONING TO C-1 ZONING WHICH IS NEIGHBORHOOD COMMERCIAL.**

**CITY MANAGER LIVELY EXPLAINED THAT THE PLANNING AND ZONING COMMISSION MET ON MAY 22, 00 AND RECOMMENDED TO COUNCIL TO TABLE THIS REQUEST UNTIL THEY COULD CONSULT WITH THE CITY ATTORNEY ON THIS MATTER.**

**CITIZENS WERE OPPOSED TO THE ZONING OF SELLING ALCOHOL. THE AGUILAR'S ARGUED THAT THEY WERE NOT PROPERLY NOTIFIED OF THE ZONING CHANGE.**

**THERE WAS SOME DISCUSSION.**

**BEING NO FURTHER COMMENTS, THE PUBLIC HEARINGS ADJOURNED AT 7:03 AND THE REGULAR MEETING RECONVENED.**

**ITEM NO. 10.**

**ORDINANCE #2000-4-2 OUTDOOR LIGHTING IN THE CITY.**

**MOTION BY COUNCILOR CARGO, SECONDED BY COUNCILOR RAUN THAT RESOLUTION NO. 2000-5-67 ORDINANCE #2000-4-2 OUTDOOR LIGHTING IN THE CITY BE APPROVED AS PRESENTED. MOTION CARRIED UNANIMOUSLY.**

**ITEM NO. 11.**

**ORDINANCE #2000-4-3 CLOSING ALLEY BETWEEN LOTS 1, 2, 3, 4 AND LOTS 7, 8, 9, 10, BLOCK 1, METTA HARMS ADDITION.**

**MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR YAKUBANSKI THAT RESOLUTION NO. 2000-5-68 ORDINANCE #2000-4-3 CLOSING ALLEY BETWEEN LOTS 1, 2, 3, 4 AND LOTS 7, 8, 9, 10, BLOCK 1, METTA HARMS ADDITION BE APPROVED AS PRESENTED. MOTION CARRIED UNANIMOUSLY.**

**ITEM NO. 12.**

**ORDINANCE #2000-4-4 OPENING STREETS IN SHIPMAN ADDITION BLOCKS 9, 10 AND 12.**

**MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR YAKUBANSKI THAT RESOLUTION NO. 2000-5-69 ORDINANCE #2000-4-4 OPENING STREETS IN SHIPMAN ADDITION BLOCKS 9, 10 AND 12 BE APPROVED AS PRESENTED. MOTION CARRIED UNANIMOUSLY.**

**ITEM NO. 13.**

**REZONING REQUEST FROM ALONZO AND ALICIA AGUILAR ON 608 SOUTH WALKER (HANCOCK SOUTH OF RAILROAD, BLOCK 49, LOTS 3, 4, & 5 FROM R-4 ZONING TO C-1 ZONING WHICH IS NEIGHBORHOOD COMMERCIAL.**

**MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR YAKUBANSKI THAT RESOLUTION NO. 2000-5-70 THE REZONING REQUEST FROM ALONZO AND ALICIA AGUILAR ON 608 SOUTH WALKER (HANCOCK SOUTH OF RAILROAD, BLOCK 49, LOTS 3, 4, & 5 FROM R-4 ZONING TO C-1 ZONING WHICH IS NEIGHBORHOOD COMMERCIAL** *Be Tabled. Motion Carried Unanimously.*

**ITEM NO. 14**

**AWARD BIDS ON A 1998 FOUR WHEEL DRIVE RESCUE TRUCK FOR THE VOLUNTEER FIRE DEPARTMENT.**

**ONE BID WAS RECEIVED FROM RELIABLE EMERGENCY VEHICLE, INC. MR. GLENN PRATT PRESIDENT/CEO EXPLAINED THE BID IN THE AMOUNT OF \$84,425.00 WITH A CHASSIS WARRANTY WHICH COVERS ENGINE AND DRIVE TRAIN.**

**THERE WAS SOME DISCUSSION.**

**MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR YAKUBANSKI THAT RESOLUTION NO. 2000-5-71 THE 1998 FOUR WHEEL DRIVE RESCUE TRUCK FOR THE VOLUNTEER FIRE DEPARTMENT BE AWARDED TO RELIABLE EMERGENCY VEHICLE IN THE AMOUNT OF \$84,425.00 ON CONDITION THAT IT COMES WITH A NEW WARRANTY. MOTION CARRIED UNANIMOUSLY.**

**ITEM NO. 15.**

**RESOLUTION FROM CITY OF ALPINE HOUSING AUTHORITY FOR APPLICATION FOR A "HOME" FUND GRANT.**

**THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS , THROUGH ITS HOME INVESTMENT PARTNERSHIPS PROGRAM, ANNOUNCES THE AVAILABILITY OF FUNDS FOR THE DEVELOPMENT AND SUPPORT OF DECENT, SAFE AND AFFORDABLE RENTAL HOUSING FOR LOW, VERY LOW, AND EXTREMELY LOW-INCOME HOUSEHOLDS. TDHCA INTENDS TO MAKE AVAILABLE APPROXIMATELY \$1 MILLION IN HOME FUNDS FOR ELIGIBLE APPLICANTS THAT APPLY FOR AND RECEIVE AN ALLOCATION OF TAX CREDITS DURING THE 2000 LOW-INCOME HOUSING TAX CREDIT ALLOCATION ROUND.**

**THERE WAS SOME DISCUSSION.**

**MOTION BY COUNCILOR VALENZUELA, SECONDED BY COUNCILOR PORTILLO THAT RESOLUTION NO. 2000-5-72 CITY COUNCIL OF THE CITY OF ALPINE, TEXAS ENDORSING THE DEVELOPMENT OF AFFORDABLE HOUSING ON MULTIFAMILY ZONED LAND, PROJECT BY THE ALPINE HOUSING AUTHORITY AS REQUIRED BY THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS, INTENDS TO CONSTRUCT A 64 UNIT APARTMENT TO BE LOCATED ON APPROPRIATELY ZONES LAND IN WEST ALPINE. MOTION CARRIED UNANIMOUSLY.**

**ITEM NO. 16**

**RESOLUTION TO AUTHORIZE SIGNATORIES FOR THE CONTRACTUAL FINANCIAL DOCUMENTS OF THE RIVER NETWORK WATERSHED ASSISTANCE GRANT.**

**MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR VALENZUELA THAT RESOLUTION NO. 2000-5-73 AUTHORIZE SIGNATORIES FOR THE CONTRACTUAL FINANCIAL DOCUMENTS OF THE RIVER NETWORK WATERSHED ASSISTANCE GRANT BE APPROVED AS PRESENTED. MOTION CARRIED UNANIMOUSLY.**

**ITEM NO. 17**

**PROCUREMENT OF A NARCOTIC/TRACKING CANINE.**

**CHIEF SCOWN EXPLAINED THE REQUEST TO THE CITY COUNCIL FOR APPROVAL OF RE-INSTITUTING THE DRUG CANINE FOR THE POLICE DEPARTMENT. MR. ALBERT VALADEZ, 83<sup>RD</sup> DISTRICT ATTORNEY, HAS AGREED TO PURCHASE THE CANINE FOR THE DEPARTMENT UTILIZING FUNDS FROM THE DA'S OFFICE. TOTAL COST FOR PURCHASE OF THE CANINE, WHICH INCLUDES TRAINING, IS \$5,075.00. THE SUGGESTED ANNUAL BUDGET FOR MAINTENANCE OF THE CANINE IS \$1,200.00. PREVIOUSLY, OUR BUDGET FOR THE CANINE WAS \$1,200.00 AND WE WOULD NEED TO RE-INSTATE THIS BUDGET ITEM FOR MAINTENANCE. OFFICER RYAN SKELTON WILL BE THE DESIGNATED CANINE HANDLER AND WILL BE RESPONSIBLE FOR UP-KEEP AND TRAINING OF THE CANINE.**

**THERE WAS SOME DISCUSSION.**

**MOTION BY COUNCILOR CARGO, SECONDED BY COUNCILOR VALENZUELA THAT RESOLUTION NO. 2000-5-74 THE PROCUREMENT OF A NARCOTIC/TRACKING CANINE FOR THE POLICE DEPARTMENT PURCHASED BY THE DA'S OFFICE IN THE AMOUNT OF \$5,075.00 BE APPROVED AS PRESENTED. COUNCILOR YAKUBANSKI VOTED NAY. MOTION CARRIED.**

**ITEM NO. 18**

**RECOMMENDATION FROM PARKS & RECREATION BOARD TO OFFICIALLY NAME A PARK AND TWO BASEBALL FIELDS.**

**VETERAN MEMORIAL PARK (AT CITY HALL)**

**PUEBLO NUEVO BASEBALL FIELD (EAST AVENUE G)**

**AMERICAN LEGION POST 79 BASEBALL FIELD (SHIPMAN ADDITION)**

**MOTION BY COUNCILOR VALENZUELA, SECONDED BY COUNCILOR RAUN THAT RESOLUTION NO. 2000-5-75 THE RECOMMENDATIONS FROM THE PARKS & RECREATION BOARD TO OFFICIALLY NAME VETERAN MEMORIAL PARK; PUEBLO NUEVO BASEBALL FIELD AND AMERICAN LEGION POST 79 BASEBALL FIELD BE APPROVED. MOTION CARRIED UNANIMOUSLY.**

**ITEM NO. 19**

**USE OF CITY PROPERTY FOR CIVIC EVENTS.**

**THERE WAS DISCUSSION.**

**MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR CARGO THAT RESOLUTION NO. 2000-5-76 THE ITEM BE TABLED UNTIL FURTHER INFORMATION COULD BE OBTAINED. MOTION CARRIED UNANIMOUSLY.**

**ITEM NO. 20**  
**INVENTORY PROCEDURES AND INVENTORY FOR ALL DEPARTMENTS.**

THERE WAS SOME DISCUSSION.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR CARGO THAT RESOLUTION NO. 2000-5-77 INVENTORY PROCEDURES AND INVENTORY FOR ALL DEPARTMENTS BE APPROVED. MOTION CARRIED UNANIMOUSLY.

**ITEM NO. 21**  
**CITY MANAGER'S REPORT.**  
**CITY MANAGER LIVELY REPORTED ON THE FOLLOWING:**

1. SWIMMING POOL WILL OPEN MAY 27, 2000.
2. TXDOT MEETING IN MARFA ON MAY 25, 2000.
3. WELLS ARE BEING PUMPED DAILY AND DOING FINE.
4. LIST OF STREETS NEEDING TO BE PAVED.
5. EXPRESSED APPRECIATION TO DAVID BUSEY ON THE MAIN STREET ACHIEVEMENTS.

**ITEM NO. 22**  
**CITIZEN'S COMMENTS.**

1. MR. ANDERSON MENTIONS TREES BLOCKING SIGNS; NOISE POLLUTION COMPLAINTS BEING IGNORED BY POLICE DEPARTMENT.
2. MR. HENDRYX APPRECIATED HOW PUBLIC HOUSING ISSUE WAS HANDLED AND ASKED ABOUT THE PROGRESS ON THE AIRPORT FENCE.
3. MR. GALLEGO NOTES APPRECIATION TO CITY ON ITS REPRESENTATION IN THE CINCO DE MAYO PARADE.
4. DEBRA CUTTING WILL WORK ON WORKSHOPS PERTAINING TO USE OF CITY PROPERTY FOR CIVIC EVENTS.

**ITEM NO. 23**  
**COUNCIL MEMBER'S COMMENTS.**

COUNCILOR VALENZUELA QUESTIONS B.J. GALLEGO ABOUT CENTENNIAL PARK.

**ITEM NO. 24.**  
**EXECUTIVE SESSION: IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SUBCHAPTER D, SECTION 551.075 (LEGAL):**  
**A. PRIVATE CONSULTATION WITH CITY ATTORNEY TO SEEK ADVICE ON CONTEMPLATED LITIGATION.**

THE REGULAR MEETING RECESSED AT 7:55 P.M. FOR AN EXECUTIVE SESSION AND RECONVENED AT 8:10 P.M.

NO ACTION IN EXECUTIVE SESSION.

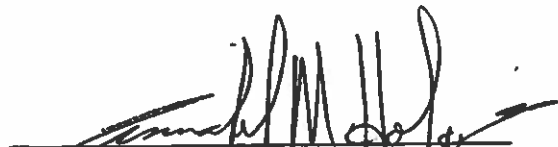
**ITEM NO. 25.**  
**ACTION RESULTING FROM EXECUTIVE SESSION.**

NO ACTION TAKEN.

BEING NO FURTHER BUSINESS MAYOR MOVED ADJOURNMENT OF MEETING AT 8:12 P.M.

  
\_\_\_\_\_  
PAUL R. WEYERTS, MAYOR

ATTEST:

  
ANNABEL M. HOLGUIN, CITY SECRETARY

CERTIFICATE

I, ANNABEL M. HOLGUIN, CITY SECRETARY, DO HEREBY CERTIFY THAT I POSTED A TRUE AND CORRECT COPY OF THE NOTICE OF THE MEETING AT THE CITY HALL OF ALPINE, TEXAS AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT 4:00 P.M. ON MAY 19, 2000 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

  
ANNABEL M. HOLGUIN, CITY SECRETARY

**CITY OF ALPINE  
REGULAR CITY COUNCIL MEETING  
JUNE 27, 2000  
6:00 P.M.**

**COUNCIL MEMBERS PRESENT:**

MAYOR PAUL WEYERTS; MAYOR PRO-TEM FRANK CARGO , COUNCIL MEMBERS:  
FRANK YAKUBANSKI; GERALD RAUN; JOE PORTILLO AND JESUS (KACHOO)  
VALENZUELA.

**CITY STAFF PRESENT:**

INTERIM CITY MANAGER KARLIN DEVOLL; CITY ATTORNEY STEVE HOUSTON;  
CITY SECRETARY ANNABEL M. HOLGUIN; CLERK DIANA DELAO; MAIN STREET  
DAVID BUSEY; OFFICER ROGELIO RAMIREZ; RECYCLING SUPERVISOR JOHNNY  
GALVAN; RECORDS DEBBIE GALVAN.

**OTHERS PRESENT:**

APPROXIMATELY EIGHT CITIZENS WERE PRESENT INCLUDING KVLV,  
OBSERVER AND AVALANCHE.

THE MEETING WAS CALLED TO ORDER BY MAYOR PAUL R. WEYERTS. THE  
INVOCATION AND PLEDGE OF ALLEGIANCE WAS GIVEN BY MAYOR WEYERTS  
AND ASCERTAINED THAT A QUORUM WAS PRESENT AND ACCORDING TO  
ARTICLE 6252-17, VTCS THE NOTICE OF THE MEETING HAD BEEN POSTED AT  
4:00 P.M. ON JUNE 22, 2000.

**ITEM NO. 4.**

APPROVAL OF THE MINUTES: REGULAR MEETING: JUNE 13, 2000.  
SPECIAL MEETING: JUNE 14, 2000.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR CARGO THAT THE  
MINUTES FOR THE REGULAR MEETING BE APPROVED AS PRESENTED. MOTION  
CARRIED UNANIMOUSLY.

MOTION BY COUNCILOR YAKUBANSKI, SECONDED BY COUNCILOR  
VALENZUELA THAT THE MINUTES FOR THE SPECIAL MEETING BE APPROVED  
AS PRESENTED. COUNCILOR RAUN ABSTAINED. MOTION CARRIED.

**ITEM NO. 5.**

TO TAKE FROM THE TABLE: RECOMMENDATION FROM P & Z ON REZONING  
REQUEST FROM MR. & MRS. ALONZO AGUILAR AT 608 S. WALKER (HANCOCK  
ADDITION, BLOCK 49, LOTS 3, 4, AND 5 FROM AN R-4 MOBILE HOME ZONE TO A  
C-1 NEIGHBORHOOD COMMERCIAL.

CITY ATTORNEY HOUSTON EXPLAINED TWO OPTIONS THAT THE COUNCIL  
COULD TAKE, TO-WIT: ACCEPT RECOMMENDATION FROM P & Z AND SET  
ANOTHER PUBLIC HEARING; OR DECLINE TO ACCEPT THE RECOMMENDATION.

THERE WAS SOME DISCUSSION.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR PORTILLO THAT  
RESOLUTION NO. 2000-6-89 THIS ITEM BE TABLED UNTIL THE PLANNING STUDY  
IS COMPLETED. MOTION CARRIED UNANIMOUSLY.

MOTION BY COUNCILOR RAUN THAT P & Z COMMISSION TO STUDY REZONING  
ISSUE AND COME UP WITH PLAN. MOTION DIED FOR LACK OF A SECOND.

**ITEM NO. 6.**

RESOLUTION #2000-6-90 AUTHORIZING PARTICIPATION IN THE COLLABORATIVE  
COMMUNITY NETWORK.

INTERIM MANGER DEVOLL EXPLAINED THE RESOLUTION BETWEEN ALPINE INDEPENDENT SCHOOL DISTRICT, AND THE ALPINE SUBSTANCE ABUSE PREVENT PROGRAM, AND THE CITY OF ALPINE; THAT THE CITY PROVIDE GRANT AND PLANNING ASSISTANCE TO BOTH A.I.S.D. AND SUBSTANCE ABUSE PROGRAM THROUGH ADMINISTRATIVE PERSONNEL AND ASSIST IN THE DEVELOPMENT OF A COMPREHENSIVE TECHNOLOGICAL PLAN THAT EXTENDS RESOURCES TO ALL CITIZENS OF OUR COMMUNITY.

THERE WAS SOME DISCUSSION.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR YAKUBANSKI THAT RESOLUTION NO. 2000-6-90 BE AUTHORIZED TO PARTICIPATE IN THE COLLABORATIVE COMMUNITY NETWORK. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 7.  
SELLING PARKER WELL ON HIGHWAY 118 NORTH.

INTERIM DEVOLL EXPLAINED RECOMMENDATION FROM DIRECTOR OF UTILITIES VIRGIL CLARK ON THE PARKER WELL.

THE CITY HAS TO BECOME COMPLIANT WITH THE TNRCC THEREFORE, THE CITY HAS THREE OPTIONS; PLUG THE WELL; BRING THE WELL TO A NON-DETERIORATED CONDITION WHICH COULD COST \$9,200.00 AND SELL THE WELL.

THIS WELL WAS TAKEN OUT OF SERVICE ABOUT THE TIME THE MUSQUIZ WELL FIELD WAS PUT INTO SERVICE THEREFORE THE WELL WAS ABANDONED.

THERE WAS SOME DISCUSSION.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR CARGO THAT RESOLUTION NO. 2000-6-91 TO AUTHORIZE THE STAFF TO ENGAGE WITH AN APPRAISER AND PROCEED WITH SEALED BIDS ON THIS PROPERTY. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 8.  
APPOINTMENT OF SELECTION COMMITTEE TO REVIEW APPLICANTS FOR CITY MANAGER POSITION.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR VALENZUELA THAT RESOLUTION NO. 2000-6-92 THE MAYOR APPOINT A COMMITTEE MADE UP OF HIMSELF; TWO COUNCIL MEMBERS; TWO CITY OFFICERS AND THREE CITIZENS TO REVIEW APPLICANTS FOR CITY MANAGER POSITION. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 9.  
RESOLUTION TO APPROVE LOCAL TRANSPORTATION PROJECT ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR THE TEA-21 FUNDED, ALPINE DEPOT RESTORATION PROJECT; WHICH WILL BE ADMINISTERED BY TXDOT.

MAIN STREET DIRECTOR BUSEY EXPLAINED THE TRANSPORTATION PROJECT AND RESOLUTION TO AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR YAKUBANSKI THAT RESOLUTION NO. 2000-6-93 CITY APPROVE LOCAL TRANSPORTATION PROJECT ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR THE TEA-21 FUNDED, ALPINE DEPOT RESTORATION PROJECT; WHICH WILL BE ADMINISTERED BY TXDOT. MOTION CARRIED UNANIMOUSLY.

**ITEM NO. 10.  
PERSONNEL POLICY AND PROCEDURE HANDBOOK CHANGES.**

INTERIM CITY MANAGER DEVOLL EXPLAINED THE NEW CHANGES IN THE POLICY AND PROCEDURE HANDBOOK.

NO ACTION WAS REQUIRED.

**ITEM NO. 11.  
PERSONNEL VACATION POLICY.**

DIRECTOR OF FINANCE RICKY CHAVEZ SUGGESTED THAT THE CITY VACATION POLICY BE ALTERED TO INCLUDE IF YOU DO NOT TAKE VACATION DAYS IN A CALENDAR YEAR YOU WOULD LOSE IT. THIS HAS ALSO BEEN RECOMMENDED BY THE CITY'S AUDITORS IN THE PAST.

CONSENSUS OF COUNCIL WAS TO STUDY PROBLEM DURING BUDGET DISCUSSIONS.

NO ACTION REQUIRED.

**REPORTS AND REQUESTS:**

**ITEM NO. 12.**

INTERIM CITY MANAGER'S REPORT.  
KARLIN DEVOLL REPORTED ON THE FOLLOWING:

1. ASSISTANT BUTCH STREET HAS SUBMITTED HIS RESIGNATION AND DARE OFFICER RON BREEDING WILL TAKING OVER HIS DUTIES.
2. SUBMITTED A CAPITAL IMPROVEMENTS STATUS REPORT.
3. NO BIDS HAVE BEEN RECEIVED ON THE WAREHOUSE PROJECT.
4. HAS RECEIVED A PROPOSAL FOR AN ELECTRICAL CONTRACT WITH CITY.
5. WILL BE IN EL PASO ON FRIDAY.

**ITEM NO. 13.**

COUNCIL MEMBER'S COMMENTS.

1. COUNCILOR RAUN; SPEEDING ON CHERRY & BROWN, SUGGESTED A TRAFFIC CONTROL DEVICE.
2. COUNCILOR VALENZUELA ASKED ABOUT THE CITY MANAGERS APPLICANTS.

CITY SECRETARY HOLGUIN STATED THERE HAD BEEN APPLICANTS FROM EL PASO ALL THE WAY TO LAREDO.

**ITEM NO. 14.**

CITIZEN'S COMMENTS.

RAY HENDRYX WOULD LIKE FOR SOMEONE FROM THE CITY TO ATTEND THE WATER DEVELOPMENT BOARD MEETINGS.

**ITEM NO. 15.**

**EXECUTIVE SESSION: IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SUBCHAPTER D, SECTION 551.074 (PERSONNEL MATTERS).**

**A. TO DISCUSS SALARIES FOR INTERIM CITY MANAGER, CITY SECRETARY, CASHIERS, BOOKKEEPER AND FIRE MARSHAL.**

THE REGULAR MEETING RECESSED AT 6:45 P.M. AND RECONVENED AT 7:00 P.M.

NO ACTION WAS TAKEN IN EXECUTIVE SESSION.

**ITEM NO. 16.**

**ACTION RESULTING FROM EXECUTIVE SESSION:**

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR YAKUBANSKI THAT RESOLUTION NO. 2000-6-96 DURING THE INTERIM PERIOD UNTIL THE CITY MANAGER IS HIRED THAT INTERIM CITY MANAGER KARLIN DEVOLL AND CITY SECRETARY ANNABEL M. HOLGUIN BE PAID \$19.09 AN HOUR WITH THE ADDED ASSURANCE THAT MRS. DEVOLL'S POSITION AS GRANT WRITER IS SECURED FOLLOWING THE INTERIM POSITION WITH A VEHICLE ALLOWANCE UNTIL NEW CITY MANAGER IS HIRED AND THAT SHE ATTEND THE LEADERSHIP OF BIG BEND FOR ONE THURSDAY PER MONTH FROM SEPTEMBER TO MAY. MOTION CARRIED UNANIMOUSLY.

BEING NO FURTHER BUSINESS MAYOR MOVED ADJOURNMENT OF MEETING AT 7:05 P.M.

Paul R. Weyerts  
PAUL R. WEYERTS, MAYOR

ATTEST:

Annabel M. Holguin  
ANNABEL M. HOLGUIN, CITY SECRETARY

**CERTIFICATE**

I, ANNABEL M. HOLGUIN, CITY SECRETARY, DO HEREBY CERTIFY THAT I POSTED A TRUE AND CORRECT COPY OF THE NOTICE OF THE MEETING AT THE CITY HALL OF ALPINE, TEXAS AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT 4:00 P.M. ON JUNE 22, 2000 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Annabel M. Holguin  
ANNABEL M. HOLGUIN, CITY SECRETARY

**PLANNING & ZONING COMMISSION AGENDA ITEM REPORT**

**June 23, 2025**

Agenda Item No. 6A

Department: Office of the City Manager

Sponsor:

Memo Prepared By: Geoffrey R. Calderon, Interim City Manager



Staff Recommendation: Approve

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**AGENDA ITEM**

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Approve Replat 2025-07-01, a replat application which would allow the applicant, Horticultural Consulting, LLC, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about 508 S. 5th Street and is legally described as a replat Lot 5, Block 1, J.W. Ferguson’s Second Addition to the City of Alpine, Subdivision Plat on file in Envelope 96, Plat Records of Brewster County Texas. The record property owner is Horticultural Consulting, LLC. The Parcel ID of the subject property is 10378. The current zoning classification of the property is R-3 Apartment District. If the replat is approved the zoning classification of the subject property will remain R-3 Apartment District. (G. Calderon, Interim City Manager)

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**EXECUTIVE SUMMARY**

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Horticultural Consulting LLC recently purchased a portion of public property from the City of Alpine, as authorized by Ordinance 2025-05-02. As a condition of the sale, the purchaser has agreed to initiate a replat of the property. This replat is necessary to formally reflect the new property boundaries and ownership on the official plat records.

Replating ensures that the City’s public records remain accurate and up to date, which is essential for effective land use planning, property tax assessment, utility service coordination, and public transparency. Maintaining accurate plats also supports future development efforts and minimizes potential disputes related to property boundaries or legal descriptions.

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**SUPPORTING MATERIALS**

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1. Replat Lt 5 Blk 1 Ferguson 2nd\_250527
2. REPLAT 2025-07-01 HORTICULTURAL CONSULTING LLC\_Redacted

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**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A  
Savings Anticipation: N/A  
Current Budget FY 2024-2025: N/A  
Additional Funding: N/A

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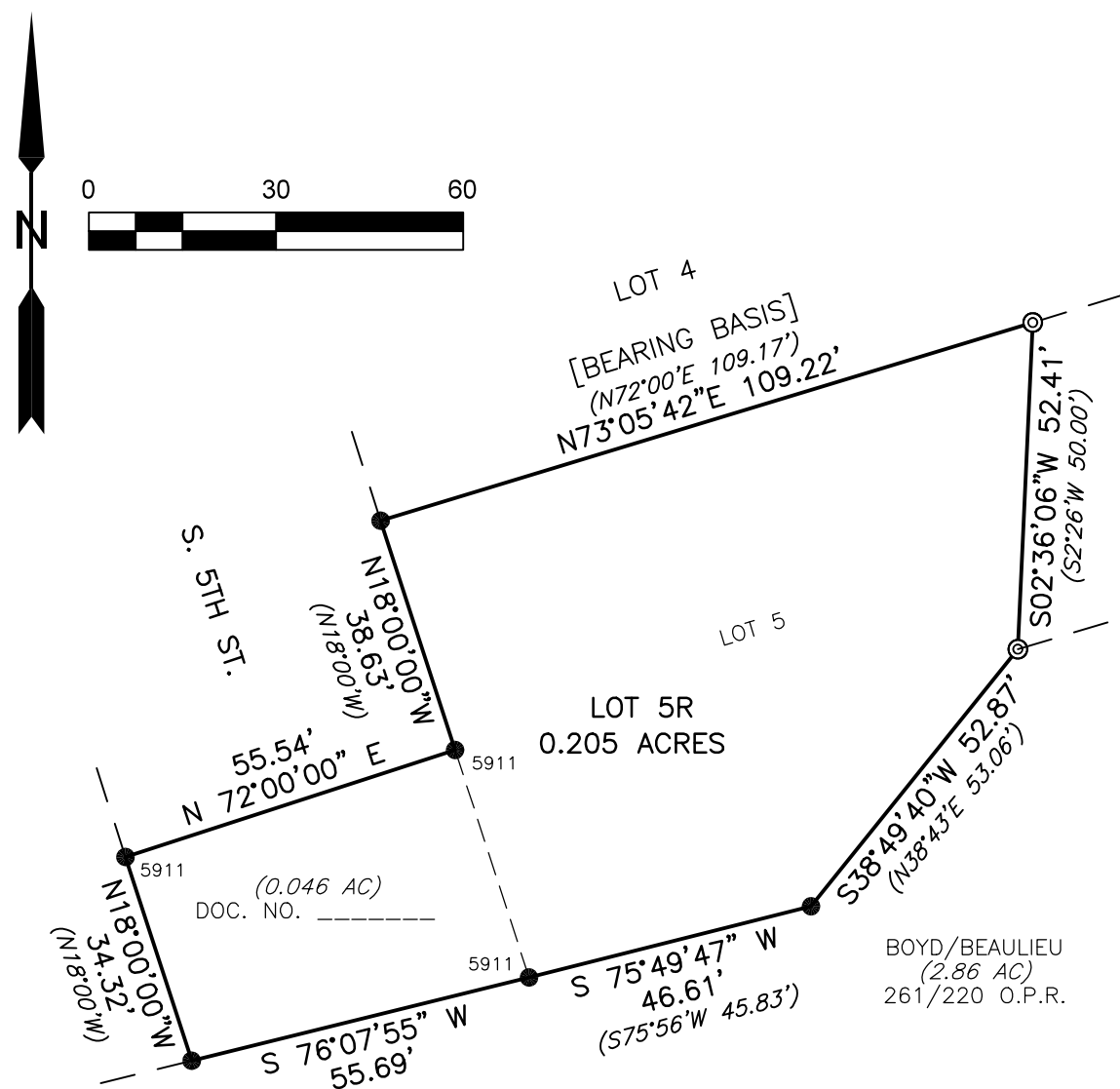
**APPROVERS**

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Alex Tackett, Records Clerk  
Geoffrey R. Calderon, City Secretary

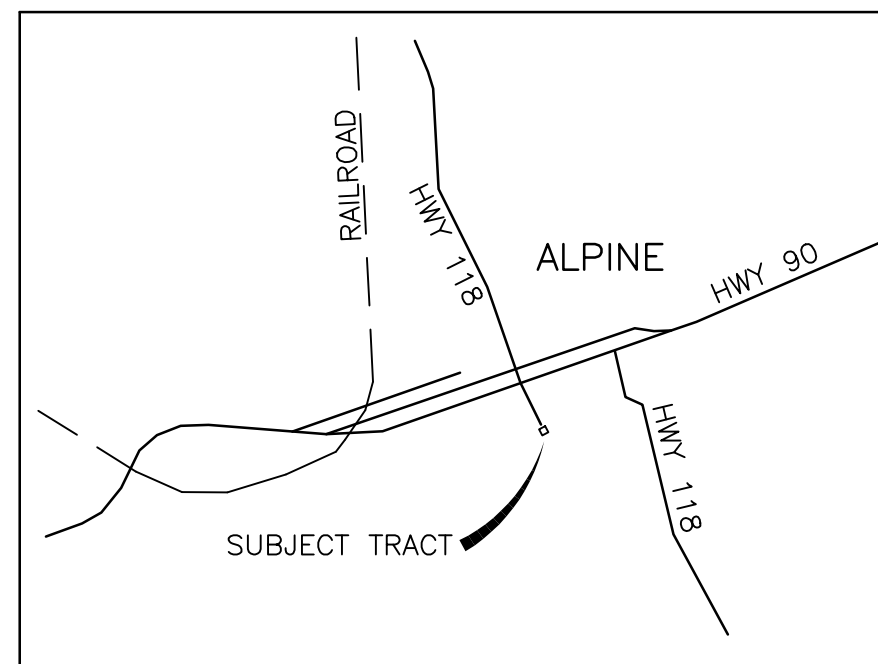
REPLAT OF LOT 5, BLOCK 1, J.W. FERGUSON'S SECOND ADDITION TO THE CITY OF ALPINE

SUBDIVISION PLAT ON FILE IN ENVELOPE 96, PLAT RECORDS OF BREWSTER COUNTY, TEXAS



CATHEDRAL PROPERTIES, LLC  
(0.124 AC)  
DOC. NO. 107066

VICINITY MAP



N.T.S.

LEGEND

- ⊙ IRON PIPE FOUND
  - IRON ROD FOUND [CAPPED AS NOTED]
  - ( ) RECORD INFORMATION
- BEARING BASIS: AS SHOWN

METES AND BOUNDS DESCRIPTION OF 0.205 ACRES, BEING ALL OF LOT 5, BLOCK 1, J.W. FERGUSON'S SECOND ADDITION TO THE CITY OF ALPINE, ON FILE IN ENVELOPE 96, PLAT RECORDS OF BREWSTER COUNTY, TEXAS, AND THAT CERTAIN 0.046 ACRES OF RELEASED 5TH ST. RIGHT-OF-WAY DESCRIBED IN DOCUMENT NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS, SAID 0.205 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 5 AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH LINE OF SAID LOT 5, N 73°05'42" E, A DISTANCE OF 109.22 FEET TO AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 5 AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTH LINE OF SAID LOT 5, THE FOLLOWING THREE (3) COURSES:

1. S 02°36'05" W, A DISTANCE OF 52.41 FEET TO AN IRON PIPE FOUND,
2. S 38°49'40" W, A DISTANCE OF 52.87 FEET TO AN IRON ROD FOUND, AND
3. S 75°49'47" W, A DISTANCE OF 46.61 FEET TO A CAPPED IRON ROD [5911] FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 5 AND SOUTHEAST CORNER OF SAID 0.046 ACRE TRACT:

THENCE WITH THE SOUTH LINE OF SAID 0.046 ACRE TRACT, S 76°07'55" W, A DISTANCE OF 55.69 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.046 ACRE TRACT;

THENCE WITH THE WEST LINE OF SAID 0.046 ACRE TRACT, N 18°00'00" W, A DISTANCE OF 34.32 FEET TO A CAPPED IRON ROD [5911] FOUND FOR THE NORTHWEST CORNER OF SAID 0.046 ACRE TRACT;

THENCE WITH THE NORTH LINE OF SAID 0.046 ACRE TRACT, N 72°00'00" E, A DISTANCE OF 55.54 FEET TO A CAPPED IRON ROD [5911] FOUND IN THE WEST LINE OF SAID LOT 5 FOR THE NORTHEAST CORNER OF SAID 0.046 ACRE TRACT:

THENCE WITH THE WEST LINE OF SAID LOT 5, N 18°00'00" W, A DISTANCE OF 38.63 FEET TO THE POINT OF BEGINNING, CONTAINING 0.205 ACRES OF LAND, MORE OR LESS.

NOTES:

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

*Kevin Mueller*  
5-27-2025

KEVIN MUELLER SAW TOOTH SURVEY  
105 N. COCKRELL ST. P.O. BOX 1751  
(432) 538-2115 ALPINE, TX 79831  
KEVIN.MUELLER@SAWTOOTHSURVEY.COM

STATE OF TEXAS

COUNTY OF BREWSTER

I, KARA COATS, DO HEREBY CERTIFY THAT HORTICULTURAL CONSULTING, LLC, IS THE OWNER OF THE HEREON DESCRIBED TRACT. AS DESCRIBED IN DOCUMENT NO. 117796, OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS, AND DOCUMENT NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS, AND DO HEREBY REPLAT SAID TRACT TO BE KNOWN AS:

REPLAT OF LOT 5, BLOCK 1, J.W. FERGUSON'S SECOND ADDITON TO ALPINE

PRINCIPAL  
HORTICULTURAL CONSULTING, LLC  
504 W. 19TH ST.  
WILMINGTON, DE 19802-3909

STATE OF TEXAS

COUNTY OF BREWSTER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KARA COATS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HAVE ACKNOWLEDGED TO ME THAT SHE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

\_\_\_\_\_  
NOTARY PUBLIC'S SIGNATURE

\_\_\_\_\_  
SARAH VASQUEZ  
BREWSTER COUNTY CLERK



# APPLICATION FOR PLAT

City of Alpine Building Services Department  
309 W. Sul Ross Av., Alpine Texas, 79830  
432.837.3281

\*Application must be completely filled out.

<b>Please check one.</b>			
<input type="checkbox"/> Master Plan	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Preliminary Replat
<input type="checkbox"/> Final Replat	<input type="checkbox"/> Amended	<input type="checkbox"/> Minor	
<b>SECTION 1</b>			
Proposed Subdivision Name			Unit No.
Location Description/ Nearest Intersection <i>Right of way at terminus of S. 5<sup>th</sup> St., vacated, abandoned and sold public property by ordinance 2025-05-02 on May 6, 2025. Nearest intersection: E. Gallego + S. 5<sup>th</sup></i>			
Acreage <i>0.046</i>	Number of existing lots	Proposed	
Reason (s) for Platting/ Replatting <i>Right of way acquired to combine with 508 S. 5<sup>th</sup> St (#10378)</i>			Parcel ID No. <i>N/A</i>
<b>SECTION 2</b>			
Owner/Applicant <i>Horticultural Consulting LLC (Per City Ordinance 2025-05-02)</i>			
(if applicant is person other than owner, a letter of authorization must be proved from owner)			
Address <i>509 S. 5<sup>th</sup> Street Alpine TX 79830</i>			
Primary Telephone Number		Email Address	
<b>SECTION 3</b>			
Licensed Engineer/ Surveyor Name <i>Kevin Mueller Sawtooth Survey</i>			TDLR No. <i>5911</i>
Address <i>105 N. Cockrell Street Alpine TX 79830</i>			
Primary Telephone Number		Email Address	
<b>SECTION 4</b>			
List any variances requested			
Reason for request (list any hardships, and please provide an in-depth description of why application is required)			
City Limits: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Is any part of the property in a flood plain? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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.			

**PAID**




**REQUIRED ITEMS FOR SUBMITTAL PACKAGE:**

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

- Fee (see reverse) \$ 200
- Traffic Impact Assessment 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 Section 12.002). 10378
- Current deed restrictions for Vacating Plats, and Townhouse and Zero Lot Line Subdivisions.
- Survey Showing any existing structures on the subject property. - No structures
- List of approved street names by the appropriate county.

I agree to comply with all platting and subdivision requirements of the City of Alpine.

Signature of Owner:  Printed Name & Title: Kara S. Coats, Owner Horticultural Consulting LLC Date: May 17, 2025

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


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 necessary signatures must be included. Signatures include: Planning & Zoning chair, City Secretary, Mayor, County Clerk. (must include blank spaces for recollection information).  
\*\*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:**  
•For plats on TxDOT right-of-way, it is highly recommended that a permit be submitted to TxDOT prior to submitting the plat application.

**FOR STAFF USE ONLY**

Date Application Fee Received 05/27/2025		Received By 			Receipt No. 25-008024		Cash/Check No. 153	
Amount Received \$ 200.00	3 Copies ✓	Street names appr. list ✓	TxDOT approval letter N/A	Letter of authorization ✓	Proof of ownership ✓	HOA document N/A		
Plat review meeting date				Planning Commission meeting date				

COUNTY CLERK RECORDING REQUIRED:

 **PAID**  
CHK# 153

Issued By:

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

Property Information

Property ID: 10378 Geo ID: 970900010005000000  
Legal Acres: 0.1589  
Legal Desc: FERGUSON 2, BLOCK 1, LOT 5  
Situs: 508 S 5TH ALPINE, TX 79830  
DBA:  
Exemptions:

Owner ID: 39834 100.00%  
HORTICULTURAL CONSULTING, LLC  
504 W 19TH ST  
WIMINGTON, DE 19802

For Entities

Value Information

Alpine ISD	Improvement HS:	0
Big Bend Regional Hospital District	Improvement NHS:	0
Brewster County	Land HS:	7,000
City of Alpine	Land NHS:	0
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	7,000

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: 05/15/2025

Total Due if paid by: 05/31/2025 0.00

Tax Certificate Issued for:	Taxes Paid in 2024
Brewster County	24.46
Big Bend Regional Hospital District	4.63
City of Alpine	30.74
Alpine ISD	67.91

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.

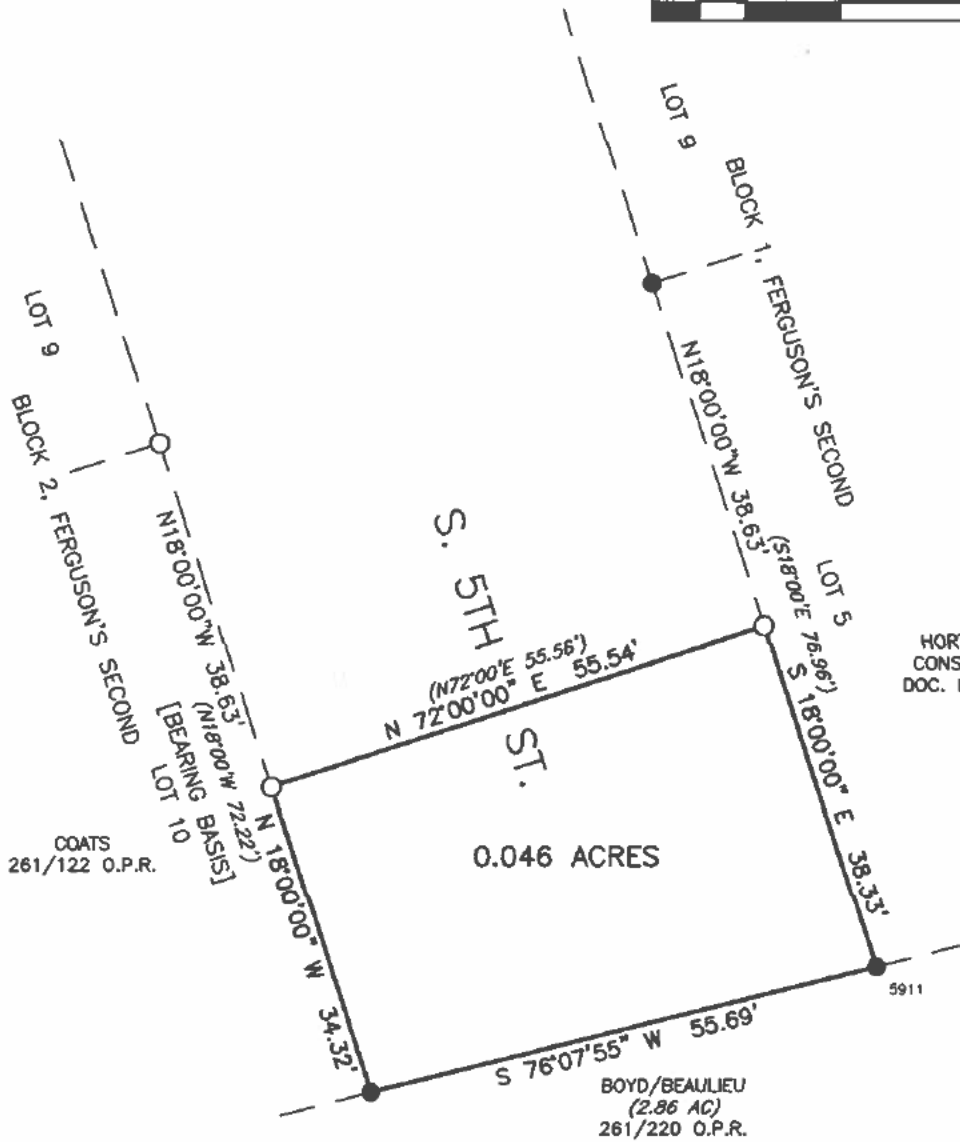
May Be Subject to Court Costs if Suit is Pending

Date of Issue: 05/15/2025  
Requested By: HORTICULTURAL CONSULTING,  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

# SURVEY PLAT

0.046 ACRES OUT OF S. 5TH ST. RIGHT-OF-WAY, PLATTED AS PART OF FERGUSON'S SECOND ADDITION TO THE CITY OF ALPINE, ENVELOPE 96, PLAT RECORDS OF BREWSTER COUNTY, TEXAS  
ALPINE, TEXAS



HORTICULTURAL CONSULTING, LLC  
DOC. NO. 117796

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 IRON ROD SET [5911]
  - ( ) RECORD INFORMATION
- BEARING BASIS: AS SHOWN



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.

2-26-2025

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

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

**0.046 ACRES**

**METES AND BOUNDS DESCRIPTION OF 0.046 ACRES OUT OF S. 5TH ST. RIGHT-OF-WAY, PLATTED AS PART OF FERGUSON'S SECOND ADDITION TO THE CITY OF ALPINE, ENVELOPE 96, PLAT RECORDS OF BREWSTER COUNTY, TEXAS, SAID 0.046 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a capped iron rod [5911] found for the southeast corner of S. 5<sup>th</sup> St., southwest corner of Lot 5, Block 1 of said Ferguson's Second Addition and **POINT OF BEGINNING** of the herein described tract;

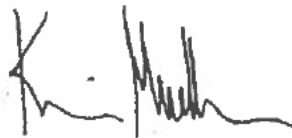
**THENCE** with the south line of said S. 5<sup>th</sup> St. and south line of said Ferguson's Second Addition, **S 76°07'55" W**, a distance of **55.69 feet** to an iron rod found for the southwest corner of said S. 5<sup>th</sup> St. and southeast corner of Lot 10, Block 2 of said Ferguson's Second Addition;

**THENCE** with the west right-of-way line of said S. 5<sup>th</sup> St. and east line of said Lot 10, **N 18°00'00" W**, a distance of **34.32 feet** to a capped iron rod [5911] set for the northwest corner of the herein described tract, from which a capped iron rod [5911] set for the northeast corner of said Lot 10 bears, **N 18°00'00" W**, a distance of **38.63 feet**;

**THENCE** over and across said S. 5<sup>th</sup> St., **N 72°00'00" E**, a distance of **55.54 feet** to a capped iron rod [5911] set in the east right-of-way line of said S. 5<sup>th</sup> St. for the northeast corner of the herein described tract, from which the northwest corner of said Lot 5 bears, **N 18°00'00" W**, a distance of **38.63 feet**;

**THENCE** with the east right-of-way line of said S. 5<sup>th</sup> St., **S 18°00'00" E**, a distance of **38.33 feet** to the **POINT OF BEGINNING** of the herein described tract, containing **0.046 ACRES** of land, more or less.

I, Kevin Mueller, do hereby certify that this description was prepared from a survey performed under my supervision during February 2025, and is true and correct to the best of my knowledge.



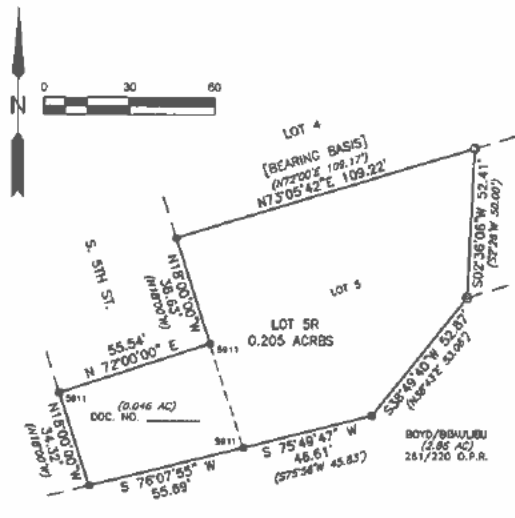
2-26-2025

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KEVIN MUELLER  
SAW TOOTH SURVEY  
P.O. BOX 1751  
ALPINE, TX 79831  
(432) 538-2115

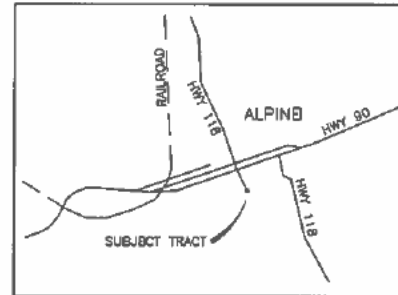


REPLAT OF LOT 5, BLOCK 1, J.W. FERGUSON'S SECOND ADDITION TO THE CITY OF ALPINE  
SUBDIVISION PLAT ON FILE IN ENVELOPE 96, PLAT RECORDS OF BREWSTER COUNTY, TEXAS



CATHEDRAL PROPERTIES, LLC  
DOC. NO. 107066

VICINITY MAP



N.T.S.

LEGEND

- IRON PIPE FOUND
  - IRON ROD FOUND [CAPPED AS NOTED]
  - ( ) RECORD INFORMATION
- BEARING BASIS: AS SHOWN

NOTES:

1. ACCORDING TO FEMA FIRM MAP PANEL 4800850002B, DATED 11/16/1990, THIS TRACT LIES WITHIN ZONE B [AREAS OUTSIDE THE 500-YR FLOODPLAIN].
2. THIS TRACT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF ALPINE.
3. NO ROAD IMPROVEMENTS ARE PROPOSED WITH THIS REPLAT.

METES AND BOUNDS DESCRIPTION OF 0.205 ACRES, BEING ALL OF LOT 5, BLOCK 1, J.W. FERGUSON'S SECOND ADDITION TO THE CITY OF ALPINE, ON FILE IN ENVELOPE 96, PLAT RECORDS OF BREWSTER COUNTY, TEXAS, AND THAT CERTAIN 0.046 ACRES OF REBASSED 5TH ST. RIGHT-OF-WAY DESCRIBED IN DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS, SAID 0.205 ACRES BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 5 AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH LINE OF SAID LOT 5, N 73°05'42" E, A DISTANCE OF 109.22 FEET TO AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 5 AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTH LINE OF SAID LOT 5, THE FOLLOWING THREE (3) COURSES:

1. S 02°36'05" W, A DISTANCE OF 52.41 FEET TO AN IRON PIPE FOUND,
2. S 38°49'40" W, A DISTANCE OF 52.87 FEET TO AN IRON ROD FOUND, AND
3. S 75°49'47" W, A DISTANCE OF 46.61 FEET TO A CAPPED IRON ROD [5911] FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 5 AND SOUTHEAST CORNER OF SAID 0.046 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 0.046 ACRE TRACT, S 76°07'55" W, A DISTANCE OF 55.69 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.046 ACRE TRACT;

THENCE WITH THE WEST LINE OF SAID 0.046 ACRE TRACT, N 18°00'00" W, A DISTANCE OF 34.32 FEET TO A CAPPED IRON ROD [5911] FOUND FOR THE NORTHWEST CORNER OF SAID 0.046 ACRE TRACT;

THENCE WITH THE NORTH LINE OF SAID 0.046 ACRE TRACT, N 72°00'00" E, A DISTANCE OF 55.54 FEET TO A CAPPED IRON ROD [5911] FOUND IN THE WEST LINE OF SAID LOT 5 FOR THE NORTHEAST CORNER OF SAID 0.046 ACRE TRACT;

THENCE WITH THE WEST LINE OF SAID LOT 5, N 18°00'00" W, A DISTANCE OF 36.63 FEET TO THE POINT OF BEGINNING, CONTAINING 0.205 ACRES OF LAND, MORE OR LESS.

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

\_\_\_\_\_  
ATTYST: CITY SECRETARY

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

\_\_\_\_\_  
NOTARY PUBLIC'S SIGNATURE

\_\_\_\_\_  
SARAH YASQUEZ  
BREWSTER COUNTY CLERK

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.

*K. Mueller* 5-27-2025

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

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



STATE OF TEXAS

COUNTY OF BREWSTER

I, KARA COATS, DO HEREBY CERTIFY THAT HORTICULTURAL CONSULTING, LLC, IS THE OWNER OF THE HEREIN DESCRIBED TRACT, AS DESCRIBED IN DOCUMENT NO. 117796, OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS, AND DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS, AND DO HEREBY REPLAT SAID TRACT TO BE KNOWN AS:

REPLAT OF LOT 5, BLOCK 1, J.W. FERGUSON'S SECOND ADDITION TO ALPINE

\_\_\_\_\_  
PRINCIPAL  
HORTICULTURAL CONSULTING, LLC  
504 W. 19TH ST.  
WILMINGTON, DE 19802-3809

STATE OF TEXAS

COUNTY OF BREWSTER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KARA COATS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HAVE ACKNOWLEDGED TO ME THAT SHE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



FYI

**Building Services Department**  
309 W. Sul Ross | Alpine, Texas 79830  
[building.services@cityofalpine.com](mailto:building.services@cityofalpine.com)  
(432) 837-3281, option 2

### FISCAL YEAR 2024-2025 SUBMITTAL CALENDAR

Zoning and Plat Applications are only accepted on the submittal deadlines published in the Planning & Zoning Application Submittal Packet. Zoning Applications include rezone applications, conditional use permit applications, and special use permit applications. *Plans, plats, and related application submitted on a date other than a designated date are subject to disapproval.*

Zoning & Plat Application Submittal Date (Initial Application Only) 28 days ahead of P&Z Meeting	Planning & Zoning Commission Agenda/Hearing Date	City Council Hearing Date, As Applicable (1st Reading of Ordinance)	City Council Hearing Date, As Applicable (2nd Reading of Ordinance)	Public Hearing Notice (At least 15 days in advance of hearings)	Paper Deadline
5/27/24 - 5/28/24	6/24/24	7/2/24	7/16/24	6/6/24	6/4/24
6/24/24 - 6/25/24	7/22/24	8/6/24	8/20/24	7/4/24	7/2/24
7/29/24 - 7/30/24	8/26/24	9/3/24	9/17/24	8/8/24	8/6/24
8/26/24 - 8/27/24	9/23/24	10/1/24	10/8/24	9/5/24	9/3/24
9/30/24 - 10/1/24	10/28/24	11/5/24	11/19/24	10/10/24	10/8/24
10/28/24 - 10/29/24	11/25/24	12/3/24	1/7/25	11/7/24	11/5/24
12/30/24	1/27/25	2/4/25	2/18/25	1/9/25	1/7/25
1/27/25 - 1/28/25	2/24/25	3/4/25	3/18/25	2/6/25	2/4/25
2/24/25 - 2/25/25	3/24/25	4/1/25	4/15/25	3/6/25	3/4/25
3/31/25 - 4/1/25	4/28/25	5/6/25	5/20/25	4/10/25	4/8/25
4/28/25 - 4/29/25	5/26/25	6/3/25	6/17/25	5/8/25	5/6/25
5/26/25 - 5/27/25	6/23/25	7/1/25	7/15/25	6/5/25	6/3/25
6/30/25 - 7/1/25	7/28/25	8/5/25	8/19/25	7/10/25	7/8/25
7/28/25 - 7/29/25	8/25/25	9/2/25	9/16/25	8/7/25	8/5/25
8/25/25 - 8/26/25	9/22/25	10/7/25	10/21/25	9/4/25	9/2/25
9/29/25 - 9/30/25	10/27/25	11/4/25	11/18/25	9/9/25	9/7/25

Questions may be directed to the Building Services Department at (432) 837-3281, option 2.

**PLANNING & ZONING COMMISSION AGENDA ITEM  
REPORT**

**June 23, 2025**

Agenda Item No. 6B

Department: Office of the City Manager

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, Interim City Manager

Staff Recommendation: None



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**AGENDA ITEM**

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Approve a recommendation regarding the zoning designation of 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A. Vega. (G. Calderon, Interim City Manager)

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**EXECUTIVE SUMMARY**

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**BACKGROUND**

Melinda Vega asserts that the property is commercially zoned based on the historical operation of the Flamingo Bar at that location. The City conducted an archival review for the property. According to City Council minutes, the owner's parents and former property owners, Alonzo and Alicia Aguilar, requested a zoning change to commercial in 2000. During a Council meeting on May 23, 2000, the matter was tabled due to public opposition from neighboring property owners. At the following meeting on June 27, 2000, the Council chose not to proceed with the rezoning until a planning study could be completed.

**ZONING DETERMINATION**

City staff reviewed all official zoning maps adopted by ordinance. Both the 1986 and 2013 maps designate the property as residential, not commercial. While zoning enforcement may have been inconsistent in the past, records indicate the Flamingo Bar operated outside the bounds of applicable zoning regulations, and the property was always designated as residential.

**FUTURE PLANNING**

Although the property is classified as residential, discussions regarding updates to zoning include making properties abutting major thoroughfares commercial for main highways. The City Council tasked the Planning & Zoning Commission with weighing in on the issue. The Planning & Zoning Commission considered this item on May 19, 2025, and the item was tabled.

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**SUPPORTING MATERIALS**

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None

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**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A  
Additional Funding: N/A

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**APPROVERS**

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Alex Tackett, Records Clerk  
Geoffrey R. Calderon, City Secretary