



CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
April 27, 2026 – 5:30 PM

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 Ordinance 2026-05-01, an Ordinance Approving Rezone Application 2026-05-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 901 E Gallego and Legally Described as All of Lots No. nine (9), ten (10), South 83.07 feet of lot one (1), and two (2), Block Thirty-Four (34), Hancock Addition to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-4 Mixed Residential District to C-1 Neighborhood Commercial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses.
 - B. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2026-05-01, allowing the Applicant, Khanh Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 200 W. Murphy. The Property Owner of Record is Theresa Nguyen. The Property identification number is 12124.
 - C. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2026-05-02, allowing the Applicant, Hong Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 2000 E. Highway 90. The Property Owner of Record is Vimal Patel. The Property identification number is 13341.
 - D. Public Hearing to obtain citizen views and comments regarding Special Use Permit Application 2026-05-03: allowing the applicant, Erin Hess / The Club, LLC, to obtain a wine and malt Beverage On-premise Permit from the Texas Alcoholic Beverage Commission. The subject property is located at 2801 E. State Highway 90. The Property owner of record is James and Hillary Yarborough. The property identification number is 13348.
4. **APPROVAL OF MINUTES OF PREVIOUS BOARD MEETING** -
 - A. March 23, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)
5. **DISCUSSION ITEMS** -

6. **ACTION ITEMS.** -

- A. Approve a recommendation to the City Council to approve Ordinance 2026-05-01, an Ordinance Approving Rezone Application 2026-05-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 901 E Gallego and Legally Described as All of Lots No. nine (9), ten (10), South 83.07 feet of lot one (1), and two (2), Block Thirty-Four (34), Hancock Addition to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-4 Mixed Residential District to C-1 Neighborhood Commercial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (J. Isley, Building Official)
- B. Approve a recommendation to the City Council to approve Special Use Permit 2026-05-01, allowing the Applicant, Khanh Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 200 W. Murphy. The Property Owner of Record is Theresa Nguyen. The Property identification number is 12124. (J. Isley, Building Official)
- C. Approve a recommendation to the City Council to approve Special Use Permit 2026-05-02, allowing the Applicant, Hong Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 2000 E. Highway 90. The Property Owner of Record is Vimal Patel. The Property identification number is 13341. (J. Isley, Building Official)
- D. Approve a recommendation to the City Council to approve Special Use Permit Application 2026-05-03: allowing the applicant, Erin Hess / The Club, LLC, to obtain a wine and malt Beverage On-premise Permit from the Texas Alcoholic Beverage Commission. The subject property is located at 2801 E. State Highway 90. The Property owner of record is James and Hillary Yarborough. The property Identification number is 13348. (J. Isley, Building Official)

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 pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2 P.M. on April 21, 2026, and remained so posted for at least 3 business days preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 21 day of April, 2026.



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



PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

April 27, 2026

Agenda Item No. 3A

Department: Administration

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding Ordinance 2026-05-01, an Ordinance Approving Rezone Application 2026-05-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 901 E Gallego and Legally Described as All of Lots No. nine (9), ten (10), South 83.07 feet of lot one (1), and two (2), Block Thirty-Four (34), Hancock Addition to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-4 Mixed Residential District to C-1 Neighborhood Commercial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary
Geoffrey R. Calderon, City Secretary

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

April 27, 2026

Agenda Item No. 3B

Department: Administration

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding Special Use Permit 2026-05-01, allowing the Applicant, Khanh Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 200 W. Murphy. The Property Owner of Record is Theresa Nguyen. The Property identification number is 12124.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary
Geoffrey R. Calderon, City Secretary

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

April 27, 2026

Agenda Item No. 3C

Department: Administration

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding Special Use Permit 2026-05-02, allowing the Applicant, Hong Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 2000 E. Highway 90. The Property Owner of Record is Vimal Patel. The Property identification number is 13341.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary
Geoffrey R. Calderon, City Secretary

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

April 27, 2026

Agenda Item No. 3D

Department: Administration

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding Special Use Permit Application 2026-05-03: allowing the applicant, Erin Hess / The Club, LLC, to obtain a wine and malt Beverage On-premise Permit from the Texas Alcoholic Beverage Commission. The subject property is located at 2801 E. State Highway 90. The Property owner of record is James and Hillary Yarborough. The property identification number is 13348.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary
Geoffrey R. Calderon, City Secretary

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

April 27, 2026

Agenda Item No. 4A

Department: Administration

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

March 23, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. March 23, 2026 Planning & Zoning Commission Meeting_Minutes

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary
Geoffrey R. Calderon, City Secretary

City Of Alpine
PLANNING & ZONING COMMISSION MEETING
Monday, March 23, 2026 – 5:30 PM
Minutes

1. **CALL TO ORDER.** -

Board Members Present:

Place 4, Gerri Davis
Place 5, Joanna Laxton
Place 6, Chair Matt Walter
Place 7, Lisa Nix

City Staff and Stakeholders Present:

Alexandra Tackett, Deputy City Secretary
Jessica Isley, Building Official

Not Present:

Place 1, Benjamin Garcia
Place 2, Linda Molinar
Councilmember Robert Rückes

Others Present: 0 other attendees

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.*

None

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 Ordinance 2026-04-03, an Ordinance Approving Rezone Application 2026-04-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 205 S. Berkeley and Legally Described as All of Lots Eight (8), Nine (9), Ten (10), and Eleven (11), Block Two (2), Berkeley Addition to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-2 Two Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses.

Public Comments: None.

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

- A. February 23, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)

On a motion by Commissioner Joanna Laxton and seconded by Commissioner Gerri Davis to approve the minutes, the Planning & Zoning Commission unanimously adopted the minutes with all members present voting in favor.

5. **DISCUSSION ITEMS** -

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 a recommendation to the City Council to approve Ordinance 2026-04-03, an Ordinance Approving Rezone Application 2026-04-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 205 S. Berkeley and Legally Described as All of Lots Eight (8), Nine (9), Ten (10), and Eleven (11), Block Two (2), Berkeley Addition to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-2 Two Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (J. Isley, Building Official)

On a motion by Commissioner Joanna Laxton and seconded by Commissioner Gerri Davis to approve Ordinance 2026-04-03, the Planning & Zoning Commission unanimously adopted the motion with all members present voting to adopt the ordinance.

7. **BOARD MEMBER COMMENTS** -

8. **ADJOURN.** -

There being no further business, the meeting was adjourned. (5:37 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 pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2:00 P.M. on March 17, 2025, and remained so posted for at least 3 business days preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 17th day of March 2025.



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



PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

April 27, 2026

Agenda Item No. 6A

Department: Administration

Sponsor: Jessica Isley, Building Official

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve a recommendation to the City Council to approve Ordinance 2026-05-01, an Ordinance Approving Rezone Application 2026-05-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 901 E Gallego and Legally Described as All of Lots No. nine (9), ten (10), South 83.07 feet of lot one (1), and two (2), Block Thirty-Four (34), Hancock Addition to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-4 Mixed Residential District to C-1 Neighborhood Commercial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (J. Isley, Building Official)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

- 1. 2026-05-01 Ordinance Rezone J. O'Bryan 901 E Gallego
- 2. REZONE 2026-05-01 - 901 E Gallego Rezone_Redacted

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary
Geoffrey R. Calderon, City Secretary

ORDINANCE 2026-05-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS APPROVING REZONE APPLICATION 2026-05-01; AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY REZONING THE PROPERTY LOCATED AT 901 E. GALLEGO AND LEGALLY DESCRIBED AS ALL OF LOTS NINE (9), TEN (10), SOUTH 83.07 FEET OF LOT ONE (1), AND TWO (2), BLOCK THIRTY-FOUR (34), HANCOCK ADDITION TO THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS, AS THE SAME APPEARS IN THE MAP OR PLAT RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF BREWSTER COUNTY, TEXAS; REZONING THE SUBJECT PROPERTY FROM R-4 MIXED RESIDENTIAL DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; PROVIDING FINDINGS OF FACT, REPEALER, SEVERABILITY, EFFECTIVE DATE, PROPER NOTICE, AND HEARING CLAUSES.

WHEREAS, Nancy Davila, applicant, with authorization from James O’Bryan, record property owner, initiated a zoning change to update the zoning designation from R-4 Mixed Residential District to C-1 Neighborhood Commercial District for the property located at 901 E Gallego; and

WHEREAS, the subject property is legally described as All of Lots No. nine (9), ten (10), South 83.07 feet of lot one (1), and two (2), Block Thirty-Four (34), Hancock Addition to the City of Alpine, Brewster County, Texas, as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas; and

WHEREAS, the subject property has a property identification number of 10750 in the public records of Brewster County, Texas, and the record owner of the property is James Thomas O’Bryan; and

WHEREAS, the applicant of the rezoning application seeks to establish a commercial plant nursery at the subject property, the use of which is not acceptable under the current zoning designation; and

WHEREAS, on April 27, 2026, the Planning & Zoning Commission of the City of Alpine held a public hearing regarding the request to rezone, public notice of which was duly provided to the public in the April 9, 2026 edition of the City’s official newspaper; and

WHEREAS, the Planning & Zoning Commission voted to recommend approval of the rezoning request; and

WHEREAS, the City Council held a public hearing on May 5, 2026 and May 19, 2026, regarding the request to rezone, public notice of which was duly provided to the public in the April 9, 2026 and May 14, 2026 edition of the Official Newspaper of the City; and

WHEREAS, notices were sent by United States Postal Service mail to property owners within 200 feet regarding the times and places of the public hearings at least 10 days prior to said hearings; and

WHEREAS, Chapter 211 of the Texas Local Government Code provides that municipalities have the authority to regulate zoning; and

WHEREAS, Section 2.01(B)(8) of the City's Charter provides the City with authority to establish land use and development regulations, including zoning regulations, by ordinance; and

WHEREAS, after receiving a recommendation from the Planning & Zoning Commission, receiving resident feedback, and receiving feedback from City Staff, the City Council deems it to be in the best interest of the City to approve the zoning change of the subject property as requested by the applicant; and

WHEREAS, the City Council has given due public notice of hearings relating to zoning districts, regulations, and restrictions, and has held such public hearings; and

WHEREAS, all requirements of the State Statutes, regarding the preparation of the report of the Planning & Zoning Commission and subsequent action of the City Council have been met.

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

**SECTION I
FINDINGS OF FACT**

The City Council of the City of Alpine hereby makes the following findings of fact, consistent with the recommendation of the Planning & Zoning Commission and based on evidence presented at public hearings and in staff reports:

The zoning designation of C-1 Neighborhood Commercial District is hereby approved for the property located at 901 E. Gallego and legally described as All of Lots No. nine (9), ten (10), South 83.07 feet of lot one (1), and two (2), Block Thirty-Four (34), Hancock Addition to the City of Alpine, Brewster County, Texas, as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas.

Each one of the above findings, along with the recitals in the preamble of this ordinance, are incorporated herein and adopted as legislative findings of the City Council.

**SECTION II
CUMULATIVE CLAUSE**

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

**SECTION III
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall

not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

**SECTION IV
PROPER NOTICE AND MEETING**

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

**SECTION V
PUBLIC HEARING**

A public hearing was held on May 5, 2026 and May 19, 2026, where interested parties had the opportunity to make public comments on this ordinance prior to approval. Notice of the date and time of the hearings, and notice of how to obtain copies of the proposed documents, was published in the Alpine Avalanche, the official newspaper of the City of Alpine, on April 9, 2026 and May 14, 2026.

**SECTION VI
EFFECTIVE DATE**

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

PASSED AND ADOPTED THIS 19TH DAY OF MAY 2026 BY MAJORITY VOTE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING

MAY 5, 2026

SECOND AND FINAL READING

MAY 19, 2026

APPROVED:

Catherine Eaves, Mayor

ATTEST:

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

City Attorney



APPLICATION FOR REZONE

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

Application Fee is \$500.00 per property (non-refundable)

Section 21.03. The city council shall have jurisdiction with respect to all rezone requests.
The planning and zoning commission shall review and submit a recommendation to the city council on all applications for rezoning.


*Application must be completely filled out. Subsequent applications will require a new fee.

PROPERTY INFORMATION	
Address of property 901 E Gallego, Alpine Texas	Parcel ID# 10750
Legal Description Hancock block 34, lot 1, 2, 9, 10 south 83.07 feet of 1 lot 1 & 2	
Acreage of Site .57	Current Zone R-4
OWNER INFORMATION	
Property Owner James O'Bryan	
Applicant Name Nancy Davila	
Applicant Mailing Address 1102 E. Ave H	
City, State, Zip Alpine Tx 79830	
Telephone Number	Email Address
Project for which Rezoning is Sought Open a plant nursery at 901 E Gallego ✓ brown dog gardens	
Applicable Section/ Subjection Ordinance Appendix C	Specific Use of the Property Commercial
Existing Uses of Adjacent Properties Commercial	Survey Included Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

** If the applicant is not the legal owner of the property, a notarized statement by the owner that the applicant is the authorized agent of the owner of the property.

REZONING CHECKLIST

Initiation of zoning or rezoning:

- Section 21.01. Zoning or rezoning of property may be initiated by the:
 - Council; 
 - Planning and zoning commission;
 - Record owner;

- Petition of:
 - a. The owners of at least 51 percent of the land, by land area, in the proposed district; or
 - b. At least 51 percent of the owners of individual properties in the proposed district.
 - 1. Property owned by the City of Alpine or other governmental entities shall be fully excluded from the area subject to petition of the owners, except such property may be included in support if it contains structures or features that contribute to the historic character of the district, as determined by the historic landmark commission. The amount of such property to be calculated as supporting shall not exceed one-third of the 51 percent of the land in the proposed district.
- (Ord. No. 2016-08-02, 9-20-16; Ord. No. 2016-10-03, 11-1-16)

Section 21.02. Proposed district boundaries must be contiguous.

Except as provided in section 21.01, the boundaries of the districts proposed in a zoning or rezoning application must be contiguous.

*** The boundaries of the districts proposed in a zoning application may be noncontiguous if the zoning is initiated by the council or the planning and zoning commission. (Ord. No. 2016-08-02, 9-20-16; Ord. No. 2016-10-03, 11-1-16.*

SUBMITTAL VERIFICATION/INSPECTION AUTHORIZATION:

I, as owner of the property, hereinafter referenced, do hereby execute this document, and acknowledge the above statements to be true and accurate to the best of knowledge. I have received, read and understand the terms and conditions of this request and agree to compliance with all applicable codes and ordinances of the City. I authorize the City or their representatives to visit and inspect the property for which this application is being submitted.

OPTIONAL:

_____ I authorize my duly authorized agent to coordinate with the City and its representatives and speak in my behalf for the purpose of representing me in regards to this request.

N. Davila Nancy Davila March 30, 2026
 Applicant's Signature Printed Name Date

FOR STAFF USE ONLY		
Permit No. <u>26-008394</u>	Total Fees <u>\$500⁰⁰</u>	Date <u>03/30/2026</u>

Section 21.15 Refunds
The fees established shall be non-refundable to the applicant, unless the request is completely withdrawn before the procedure of notices as set forth in section 20.13 have begun.
 (Ord. No. 2016-08-02, 9-20-16; Ord. No. 2016-10-03, 11-1-16)

Section 21.04
 Fee is non-refundable. Subsequent applications will require a new fee.

 **PAID**
 CK# 1732

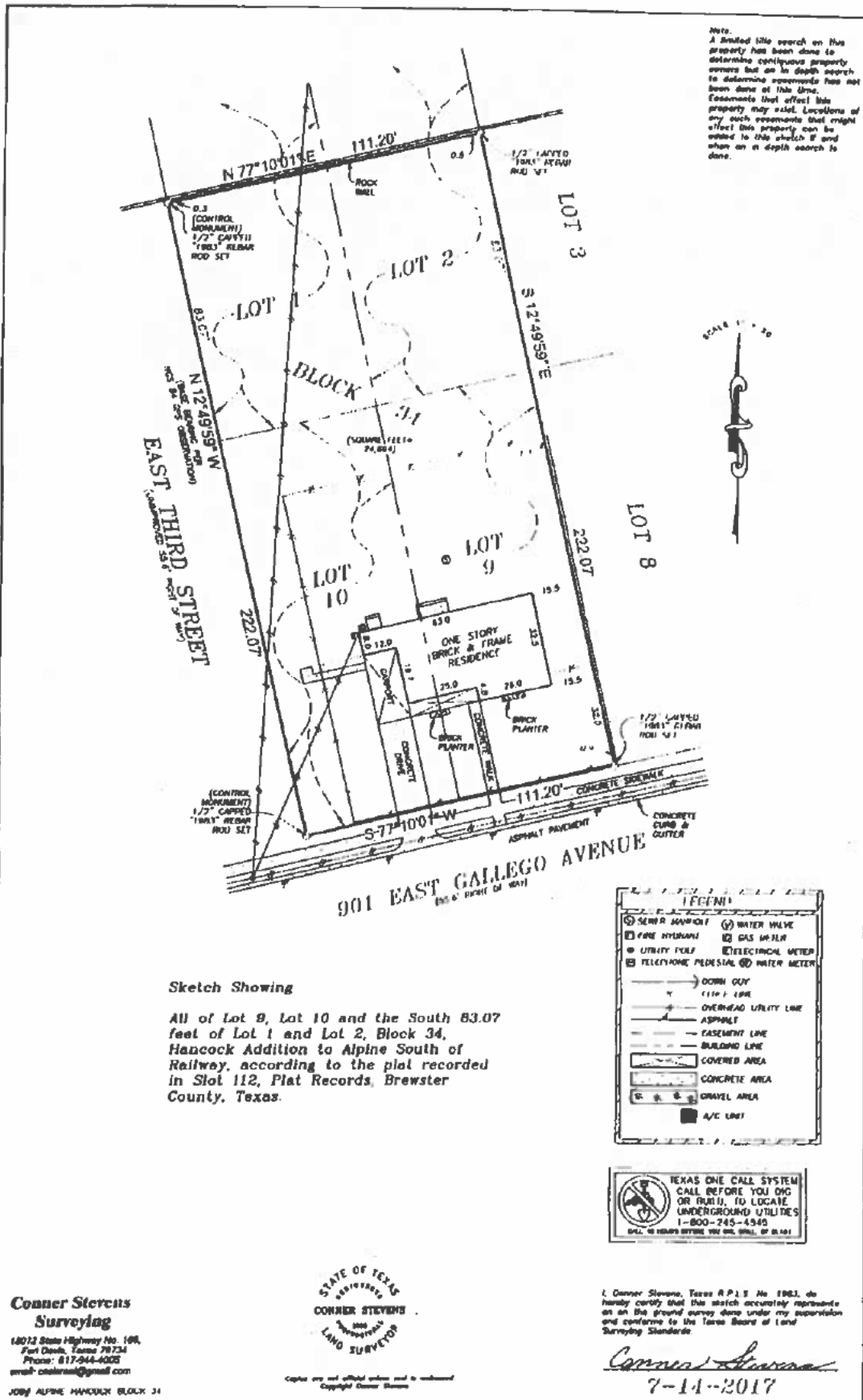
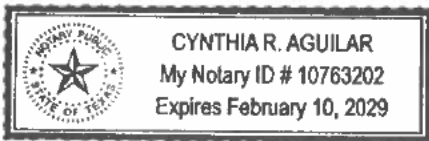


EXHIBIT A

March 18, 2026

I appoint Nancy Davila to represent
me on all matters pertaining to
property at 901 E. Salgado in Alpine,
Texas

Jim O'Bryan
owner of property



Subscribed and sworn to before me this 18 day of March, 2026
Cynthia R. Aguilar NOTARY PUBLIC REAGAN COUNTY, TEXAS
NOTARY SEAL

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

April 27, 2026

Agenda Item No. 6B

Department: Administration

Sponsor: Jessica Isley, Building Official

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve a recommendation to the City Council to approve Special Use Permit 2026-05-01, allowing the Applicant, Khanh Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 200 W. Murphy. The Property Owner of Record is Theresa Nguyen. The Property identification number is 12124. (J. Isley, Building Official)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

- 1. SUP 2026-05-01 - 200 W Murphy Coin Operated_Redacted

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary
Geoffrey R. Calderon, City Secretary



CONDITIONAL/SPECIAL USE PERMIT APPLICATION

City of Alpine Building Services Department
309 W. Sul Ross Av., Alpine Texas, 79830
432.837.3281 ~~\$350.00~~

Application Fee is ~~\$500.00~~ per property (non-refundable)

*Please complete one application per property. Application must be completely filled out.
Subsequent applications will require a new fee.

SECTION 1: APPLICANT INFORMATION <i>(applicant/agent/company/contact)</i>		
Name KHANH NGUYEN		
Address 108 MISTY MESA TRL	City, State, Zip MANSFIELD, TX 76063	
Primary Telephone Number	Email Address	
SECTION 2: PROPERTY INFORMATION		
Address of public property 200 - W - MURPHY - AVE - ALPINE - TEXAS - 79830		
LEGAL DESCRIPTION (must provide copy of survey or describe meets and bounds on 8 1/2 x 11 sheet)		
Lot 10 x 11	Block 56	Addition OT
Square footage of property 4021	Acres 0.33	Present zoning classification c1
Proposed use of the property COIN - OPERATED AMUSEMENT MACHINE		
Zoning ordinance provision requiring a conditional use (This box will be completed by the Building Official) Article IV - COIN - OPERATED MACHINE ESTABLISHMENT		
SECTION 3: PROPERTY OWNER INFORMATION		
Name THERESA NGUYEN	Address 2639 - BOIS - D - ARC - LANE	
City, State, Zip GRAND PRAIRIE, TX 75052	Primary Telephone Number	Email Address

Submit a letter describing the proposed conditional use and note the request on the site plan document in the same letter:

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.

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

KHANH NGUYEN
Print Applicant Name

[Signature]
Applicant signature

The State Of _____

County Of _____

Before Me _____ on this day personally appeared _____)
Notary Applicant

Known to me (or proved to me on the oath of card of other documents) 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 _____, A.D. _____

[Signature]
Notary in and for the State of Texas

KHANH NGUYEN
Print Applicant Name

[Signature]
Applicant signature

The State Of Texas

County Of Tarrant

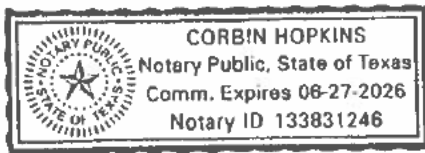
Before Me Corbin Hopkins on this day personally appeared Khanh Nguyen
Notary Applicant

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

Seal

Given under my hand and seal of the office this 19th day of March, A.D. 2026

[Signature]
Notary in and for the State of Texas



PLATTING VERIFICATION

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

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

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

200 - W - MURPHY - AVE - ALPINE - TX - 79830
Address of subject property

FLEX BUILDING
Legal description of the subject property

Verify by:

Jessica Isley [Signature] 03/30/26
Name Building Services Department Signature Date

 **PAID**
Cash

Coin-Operated Amusement Machine Permit Application:

Each coin operated machine must have a serial number that is clearly visible on the outside of the machine. If a machine is manufactured without a serial number, the machine owner must assign a serial number and stamp or engrave the number on the machine. An occupation tax permit sticker issued by comptroller must be affixed to each machine. A license issued by the City of Alpine must be posted at each business.

TAX RATE SCHEDULE FOR EACH COIN OPERATED MACHINE

QUARTERS	MONTHS	MACHINE TOTALS		TAX RATE PER MACHINE	TOTAL AMOUNT
1 ST QUARTER	JAN-MARCH	20	X	\$ 15.00	300
2 ND QUARTER	APRIL-JUNE		X	\$ 11.25	
3 RD QUARTER	JULY-SEPT.		X	\$ 7.50	
4 TH QUARTER	OCT.DEC		X	\$ 3.75	

Name of Business: BIG BEND GAME AMUSEMENT

Business phone #: _____ Email: _____

Owners Name: _____ Email: _____

Owners Address: _____ none: _____

A=Video	B=Pool	C=Pinball	D=Darts	E=Music	F=Amusement Redemption	G= Other
	Machine Serial / ID #		Machine Make / Manufacture		Machine type code Use letter code above	Machine used by O=owner L=Lessee
1	P.O.G.		17		A	O
2	GOLD TOUCH		18		A	O
3	L.O.L.		19		A	O
4	FORTUNE 88		20		A	O
5						
6						
7						
8						

The following machines are exempt from this tax: Stamp vending, service machine vending, gas meters, food vending, cigarette vending, beverage vending, and merchandise vending.

City of Alpine Annual License and permit expires on December 31st of each year.

Amusement Redemption Machines better known as "8 liners" to include "Sweepstakes" machines and Bona Fide amusement purposes awards merchandise and prizes. Awards non-cash merchandise, prizes, toys or novelties, or a representation of a value.

GAMBLING DEVICES PROHIBITED

Any machine that: Pays cash, gift cards and gift certificate, pays anything of value by chance and Not by skill.

OFFICE USE ONLY	
LICENSE FEE PAID _____	DATE _____
PERMIT FEE PAID _____	DATE _____ Permit fee is non-refundable
Approved by: Chief of Police: _____ Date _____	

	Machine Serial / ID # / TAG #	Machine Make / Manufacture	Machine type code Use letter code above	Machine used by O=owner L=Lessee
1			G	O

Theresa Nguyen
2639 Bois D Atc Ln
Grand Prairie, Texas 75052

The Tenant:

Brito Quintero Oscar
200 w murphy ave
Alpine, Texas 79830

Governing Law. This Lease shall be construed in accordance with the laws of Texas.

Entire Agreement. This Lease contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease.

Amendment. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

Severability. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

Waiver. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

Binding on Heirs and Successors. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors, and assigns.

The Landlord:



Theresa Nguyen

02/20/2026

Date

The Tenant:

Date

02/20/2026

Date



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

SUP PERMIT #
DATE OF ISSUANCE:

COIN-OPERATED AMUSEMENT MACHINE PERMIT APPLICATION

Texas Comptroller Taxpayer Number: _____

BUSINESS/APPLICANT INFORMATION

BUSINESS

Name:	BIG BEND GAME AMUSEMENT		
Address:	200 - W - MURPHY - AVE - ALPINE - TX - 79830		
Phone Number:			
Email Address:			
Owners Name:			
Mailing Address:			
Driver License #		Zoning District:	

(Copy of Photo ID must be submitted with application)

BUSINESS OWNER INFORMATION

Employee Name: _____ **Driver License Number:** _____

1.		
2.	SCOTT PHU VAN LE	
3.	KHOA NGUYEN	

(The business owner is required to notify the City of Alpine Building Services Department of all new employees)

PROPERTY OWNER INFORMATION

Property Owner:

Name:	TERESA NGUYEN	Phone Number:	
Address:	2639 - Bois D - ARC - W - GRAND PRAIRIE - TX - 75052		
Email:		Property Zoning District:	DALLAS

(Copy of lease agreement or letter from property owner must be submitted with application)

TEXAS COIN OPERATED MACHINE LICENSE INFORMATION:

(Complete this section if different from business owner)

License Holder:

Name:	
Address:	
Phone Number:	
Email Address:	

ANNUAL LICENSE FEE: \$1,000.00

ANNUAL PERMIT FEE: \$120 (PERMIT FEE IS NON-REFUNDABLE)

City of Alpine Annual License and Permit expires on December 31st of each year

Coin-Operated Amusement Machine Permit Application:

Each coin operated machine must have a serial number that is clearly visible on the outside of the machine. If a machine is manufactured without a serial number, the machine owner must assign a serial number and stamp or engrave the number on the machine. An occupation tax permit sticker issued by comptroller must be affixed to each machine. A license issued by the City of Alpine must be posted at each business.

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QUARTERS	MONTHS	MACHINE TOTALS		TAX RATE PER MACHINE	TOTAL AMOUNT
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2 ND QUARTER	APRIL-JUNE		X	\$ 11.25	
3 RD QUARTER	JULY-SEPT.		X	\$ 7.50	
4 TH QUARTER	OCT-DEC		X	\$ 3.75	

Name of Business: DIG BEND GAME AMUSEMENT

Business phone #: _____ Email: _____

Owners Name: _____ Email: _____

Owners Address: _____ Phone: _____

A=Video	B=Pool	C=Pinball	D=Darts	E=Music	F=Amusement Redemption	G= Other			
					Machine Serial / ID #	Machine Make / Manufacture	Machine type code Use letter code above	Machine used by O=owner L=Lessee	
					1	FIRE LINK	09	A	O
					2	LOL FIREBALL	10	A	O
					3	FUSION 4	11	A	O
					4	LINGING LINK	12	A	O
					5	COMBO A 9	13	A	O
					6	LOCK IT LINK	14	A	O
					7	COMBO A 10	15	A	O
					8	LOL FIREBALL	16	A	O

The following machines are exempt from this tax: Stamp vending, service machine vending, gas meters, food vending, cigarette vending, beverage vending, and merchandise vending.

City of Alpine Annual License and permit expires on December 31st of each year.

Amusement Redemption Machines better known as "8 liners" to include "Sweepstakes" machines and Bona Fide amusement purposes awards merchandise and prizes. Awards non-cash merchandise, prizes, toys or novelties, or a representation of a value.

GAMBLING DEVICES PROHIBITED

Any machine that: Pays cash, gift cards and gift certificate, pays anything of value by chance and Not by skill.

OFFICE USE ONLY	
LICENSE FEE PAID _____	DATE _____
PERMIT FEE PAID _____	DATE _____ Permit fee is non-refundable
Approved by: Chief of Police: _____	Date _____

A=Video	B=Pool	C=Pinball	D=Darts	E=Music	F=Amusement Redemption	G= Other		
					Machine Serial / ID # / TAG #	Machine Make / Manufacture	Machine type code Use letter code above	Machine used by O=owner L=Lessee
					1		G	O



TAX PAYMENT RECEIPT

Office ID: 2H51 Device: 999

Taxpayer ID:

Name: KHANH NGHIEM NGUYEN
Address: 200 W MURPHY ST
ALPINE, TX 79830 4643

Affiliate TP ID:

Affiliate Name:

Date: 03/25/2026

Time: 11:26

Receipt #: 5108426000012

Postmark Date: 03/25/2026

Payment(s) Applied To

SALES AND USE TAX period ending 02/28/2026	606.38
COIN-OPERATED DCL period ending 03/31/2026	1,200.00
COIN-OPERATED RSC period ending 12/31/2026	150.00

Payment(s)

Cash	1,956.38
------	----------

Total Payment: 1,956.38

Commercial Lease

This Commercial Lease ("Lease") is dated as of February 28, 2026, by and between Theresa Nguyen ("Landlord") and Brito Quintero Oscar ("Tenant"). The parties agree as follows:

Premises. The Landlord, in consideration of the lease payments provided in this Lease, leases to the Tenant 4021 ("Premises") located at 200 w murphy ave, Alpine, Texas 79830.

Term. The Lease term will begin on February 28, 2026 and will terminate on February 28, 2027.

Lease Payments. The Tenant shall pay to the Landlord monthly installments of \$5,000.00, payable in advance on the fifth day of each month. Lease payments shall be made to the Landlord at 2639 bois d arc lane, Grand Prairie, Texas 75052. The payment address may be changed from time to time by the Landlord.

Security Deposit. At the time of the signing of this Lease, the Tenant shall pay to the Landlord, in trust, a security deposit of \$5,000.00 to be held and disbursed for the Tenant's damages to the Premises (if any) as provided by law.

All security deposits shall be held by the Landlord for the Tenant in a bank, credit union, or depository institution that is insured by a federal government agency. The Landlord must return the deposit within 60 days after the tenancy terminates and the Landlord receives the Tenant's mailing address or delivery instructions.

Possession. The Tenant shall be entitled to possession on the first day of the term of this Lease and shall yield possession to the Landlord on the last day of the term of this Lease unless otherwise agreed by both parties in writing. At the expiration of the term, the Tenant shall remove their goods and effects and peaceably yield up the Premises to the Landlord in as good a condition as when delivered to the Tenant, ordinary wear and tear excepted.

Use of Premises/Absences. The Tenant may use the Premises only for Coin operated amusement . The Premises may be used for any other purpose only with the prior written consent of the Landlord, which shall not be unreasonably withheld. The Tenant shall notify the Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

Exclusivity. The Landlord shall not directly or indirectly, through any employee, agent, or otherwise, lease any space within the property (except the Premises herein described) or permit the use or occupancy of any such space whose primary business activity is in, or may result in, competition with the Tenant's primary business activity. The Landlord hereby gives the Tenant the exclusive right to conduct their primary business activity on the property.

Parking. The Tenant shall be entitled to use 10 parking space(s) for the parking of the Tenant's customers'/guests' motor vehicle(s).

Property Insurance. The Landlord and the Tenant shall each maintain appropriate insurance for their respective interests in the Premises and property located on the Premises. The Landlord shall be named as an additional insured in such policies. The Tenant shall deliver appropriate evidence to the Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to the Landlord. The Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. The Tenant shall also maintain any other insurance which the Landlord may reasonably require for the protection of the Landlord's interest in the Premises. The Tenant is responsible for maintaining casualty insurance on their own property.

Liability Insurance. The Tenant shall maintain liability insurance on the Premises in a total aggregate sum of at least \$50,000.00.

Maintenance. The Tenant shall have the responsibility to maintain the Premises in good repair at all times during the term of this Lease.

Taxes. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

Personal Taxes. The Tenant shall pay all personal taxes and any other charges that may be levied against the Premises and which are attributable to the Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with the Lease payments.

Termination Upon Sale of Premises. Notwithstanding any other provision of this Lease, the Landlord may terminate this Lease upon 15 days' written notice to the Tenant that the Premises have been sold.

Destruction or Condemnation of Premises. If the Premises are partially destroyed by fire or another casualty to an extent that prevents the conducting of the Tenant's use of the Premises in a normal manner, and if the damage is reasonably repairable within 60 days after the occurrence of the destruction, and if the cost of repair is less than \$25,000.00, the Landlord shall repair the Premises and a just proportion of the Lease payments shall abate during the period of the repair according to the extent to which the Premises have been rendered untenable. However, if the damage is not repairable within 60 days, if the cost of repair is \$25,000.00 or more if the Landlord is prevented from repairing the damage by forces beyond the Landlord's control, or if the property is condemned, this Lease shall terminate upon 20 days written notice of such event or condition by either party and any unearned rent paid in advance by the Tenant shall be apportioned and refunded to it. The Tenant shall give the Landlord immediate notice of any damage to the Premises.

Defaults. The Tenant shall be in default of this Lease if the Tenant fails to fulfill any lease obligation or term by which the Tenant is bound. Subject to any governing provisions of law to the contrary, if the Tenant fails to cure any financial obligation within 5 days (or any other obligation within 10 days) after written notice of such default is provided by the Landlord to the Tenant, the Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing the Landlord's rights to damages. In the alternative, the Landlord may elect to cure any default, and the cost of such action shall be added to the Tenant's financial obligations under this Lease. The Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by the Landlord by reason of the Tenant's defaults. All sums of money or charges required to be paid by the Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent." The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

Late Payments. For each payment that is not paid within 5 days after its due date, the Tenant shall pay a late fee equal to 5.00 percent of the required payment.

Holdover. If the Tenant maintains possession of the Premises for any period after the termination of this Lease ("Holdover Period"), the Tenant shall pay to the Landlord the Lease payment(s) during the Holdover Period at a rate equal to the most recent rate preceding the Holdover Period. Such holdover shall constitute a month-to-month extension of this Lease.

Cumulative Rights. The rights of the parties under this Lease are cumulative and shall not be construed as exclusive unless otherwise required by law.

Non-Sufficient Funds. The Tenant shall be charged \$30.00 for each check that is returned to the Landlord for lack of sufficient funds.

Access by Landlord to Premises. Subject to the Tenant's consent (which shall not be unreasonably withheld), the Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants, or workers. However, the Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, the Landlord may enter the Premises without the Tenant's consent. During the last three months of this Lease or any extension of this Lease, the Landlord shall be allowed to display the usual "For Lease" signs and show the Premises to prospective tenants.

Notices. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage pre-paid, addressed to the party at the appropriate address set forth below. Such addresses may be changed from time to time by either party by providing notice as set forth below. Notices mailed in accordance with these provisions shall be deemed received on the third day after posting.

The Landlord:

Theresa Nguyen
2639 Bois D Atc Ln
Grand Prairie, Texas 75052

The Tenant:

Brito Quintero Oscar
200 w murphy ave
Alpine, Texas 79830

Governing Law. This Lease shall be construed in accordance with the laws of Texas.

Entire Agreement. This Lease contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease.

Amendment. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

Severability. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

Waiver. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

Binding on Heirs and Successors. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors, and assigns.

The Landlord:



Theresa Nguyen

02/20/2026

Date

The Tenant:



02/20/2026

Date

Brewster CAD Property Search

Property Details

Count		
Property ID:	12124	Geographic ID: 973600560010000000
Use:	R	Zoning:
Property Use:		Condo:

Location	
Physical Address:	200 W MURPHY ST ALPINE, TX 79830
Parcel ID:	
Legal Description:	LOT, BLOCK 56, LOT 10,11 LITTLE MEXICO CAFE
Tract/Subdivision:	1109
Neighborhood:	(SOUTH) SOUTH OF RR

Owner	
Owner ID:	40242
Name:	WBL SPO 1, LLC
Address:	
Mailing Address:	PO. BOX 479 ELMSFORD, NY 10523
Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/.
Improvement Non-Homesite Value:	N/.

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

April 27, 2026

Agenda Item No. 6C

Department: Administration

Sponsor: Jessica Isley, Building Official

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve a recommendation to the City Council to approve Special Use Permit 2026-05-02, allowing the Applicant, Hong Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 2000 E. Highway 90. The Property Owner of Record is Vimal Patel. The Property identification number is 13341. (J. Isley, Building Official)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

- 1. SUP 2026-05-02 - 2000 E Hwy 90_Redacted

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary
Geoffrey R. Calderon, City Secretary



CONDITIONAL/SPECIAL USE PERMIT APPLICATION

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

Application Fee is ~~\$200.00~~ ^{\$350.00} per property (non-refundable)

*Please complete one application per property. Application must be completely filled out.
Subsequent applications will require a new fee.

SECTION 1: APPLICANT INFORMATION (<i>applicant/agent/company/contact</i>)		
Name HONG NGUYEN		
Address 4911 Tin Top Rd	City, State, Zip WEATHERFORD TX 76087	
Primary Telephone Number	Email Address	
SECTION 2: PROPERTY INFORMATION		
Address of public property 2000 E HWY 90, ALPINE, TX 79830		
LEGAL DESCRIPTION (must provide copy of survey or describe meets and bounds on 8 1/2 x 11 sheet)		
Lot SEC 100 TR:14	Block 9	Addition GHSRABST 1188
Square footage of property 1000 sq. ft.	Acres	Present zoning classification C1
Proposed use of the property GAME ROOM		
Zoning ordinance provision requiring a conditional use (This box will be completed by the Building Official) Article IV Coin-operated Machine establishment		
SECTION 3: PROPERTY OWNER INFORMATION		
Name VIMAL PATEL		Address 2127 W 6th ST.
City, State, Zip ALPINE	Primary Telephone Number	Email Address

Submit a letter describing the proposed conditional use and note the request on the site plan document in the same letter:

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.

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

Nguyen Hong Q
Print Applicant Name

[Signature]
Applicant signature

The State Of TEXAS

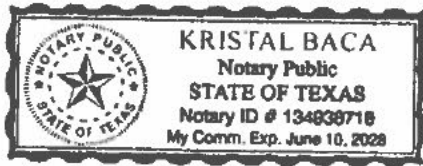
County Of BREWSTER

Before Me Kristal Baca on this day personally appeared Hong Q Nguyen
Notary Applicant

Known to me (or proved to me on the oath of card of other documents) 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 2nd day of March, A.D. 2020



[Signature]
Notary in and for the State of Texas

Print Applicant Name

Applicant signature

The State Of _____

County Of _____

Before Me _____ on this day personally appeared _____
Notary Applicant

Known to me (or proved to me on the oath of card of other documents) 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 _____, A.D. _____

Notary in and for the State of Texas

ACKNOWLEDGEMENTS

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 hearing 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 Signature

HONG NGUYEN
Printed Name

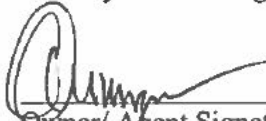
3.30.26
Date

ILLUMINATION PLAN

An illumination plan to include a site photometric (including illuminated signs) and all fixture details shall be submitted as part of the site plan review process.
Applications will not be accepted without this requirement.

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

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


Owner/ Agent Signature

HONG NGUYEN
Printed Name

3-30-26
Date

PLATTING VERIFICATION

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

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

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

2000 E HWY 90 Suite #B ALPINE TX 79830
Address of subject property

BLK 9, SEC 100, TR: 14 (PTN) GHSA ABST 1188 (DAYS INN)
Legal description of the subject property
A/K/A ALPINE INN 3.07 ACS

Verify by:

 Jessica Isley
Name Building Services Department Signature
03/30/26
Date

**DPS Computerized Criminal History (CCH)
Verification**

(AGENCY COPY)

I, Nguyen Phan, acknowledge that a Computerized Criminal
APPLICANT or EMPLOYEE NAME (Please print)

History (CCH) check may be performed by accessing the Texas Department of Public Safety Secure Website and may be based on name and DOB identifiers. (This is not a consent form, but serves as information for the applicant.) Authority for this agency to access an individual's criminal history data may be found in Texas Government Code 411; Subchapter F.

Name-based information is not an exact search and only fingerprint record searches represent true identification to criminal history record information (CHRI), therefore the organization conducting the criminal history check is not allowed to discuss with me any CHRI obtained using the name and DOB method. The agency may request that I also have a fingerprint search performed to clear any misidentification based on the result of the name and DOB search.

In order to complete the fingerprint process I must make an appointment with the Fingerprint Applicant Services of Texas (FAST) as instructed online at www.txdps.state.tx.us/Crime Records/Review of Personal Criminal History or by calling the DPS Program Vendor at 1-888-467-2080, submit a full and complete set of fingerprints, request a copy be sent to the agency listed below, and pay a fee of \$25.00 to the fingerprinting services company.

Once this process is completed the information on my fingerprint criminal history record may be discussed with me.

(This copy must remain on file by this agency. Required for future DPS Audits)

Signature of Applicant or Employee (optional)

Nguyen Phan Date: 3/2/26

Agency Name (Please print)

Agency Representative Name (Please print)

Signature of Agency Representative

Date:

Rev. 09/2015

Please:	
Check and initial each Applicable Space	
CCH Report Printed:	
YES _____ NO _____	_____ initial
Purpose of CCH: _____	_____ initial
Date Printed: _____	_____ initial
Destroyed Date: _____	_____ initial
Retain in your files	

**DPS Computerized Criminal History (CCH)
Verification**

(AGENCY COPY)

I, Hong Nguyen, acknowledge that a Computerized Criminal
APPLICANT or EMPLOYEE NAME (Please print)

History (CCH) check may be performed by accessing the Texas Department of Public Safety Secure Website and may be based on name and DOB identifiers. (This is not a consent form, but serves as information for the applicant.) Authority for this agency to access an individual's criminal history data may be found in Texas Government Code 411; Subchapter F.

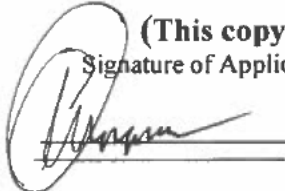
Name-based information is not an exact search and only fingerprint record searches represent true identification to criminal history record information (CHRI), therefore the organization conducting the criminal history check is not allowed to discuss with me any CHRI obtained using the name and DOB method. The agency may request that I also have a fingerprint search performed to clear any misidentification based on the result of the name and DOB search.

In order to complete the fingerprint process I must make an appointment with the Fingerprint Applicant Services of Texas (FAST) as instructed online at www.txdps.state.tx.us/CrimeRecords/ReviewofPersonalCriminalHistory or by calling the DPS Program Vendor at 1-888-467-2080, submit a full and complete set of fingerprints, request a copy be sent to the agency listed below, and pay a fee of \$25.00 to the fingerprinting services company.

Once this process is completed the information on my fingerprint criminal history record may be discussed with me.

(This copy must remain on file by this agency. Required for future DPS Audits)

Signature of Applicant or Employee (optional)



Date: 3/2/26

Agency Name (Please print)

Agency Representative Name (Please print)

Signature of Agency Representative

Date:

Rev. 09/2015

Please:	
Check and initial each Applicable Space	
CCH Report Printed:	
YES _____	NO _____ initial
Purpose of CCH: _____	
_____	initial
Date Printed: _____	initial
Destroyed Date: _____	initial
Retain in your files	



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

PERMIT # _____

DATE OF ISSUANCE: _____

Coin-Operated Amusement Machine Permit Application:

Each coin operated machine must have a serial number that is clearly visible on the outside of the machine. If a machine is manufactured without a serial number, the machine owner must assign a serial number and stamp or engrave the number on the machine. An occupation tax permit sticker issued by comptroller must be affixed to each machine. A license issued by the City of Alpine must be posted at each business.

TAX RATE SCHEDULE FOR EACH COIN OPERATED MACHINE

QUARTERS	MONTHS	MACHINE TOTALS		TAX RATE PER MACHINE	TOTAL AMOUNT
1 ST QUARTER	JAN-MARCH		X	\$ 15.00	
2 ND QUARTER	APRIL-JUNE		X	\$ 11.25	
3 RD QUARTER	JULY-SEPT.		X	\$ 7.50	
4 TH QUARTER	OCT.DEC		X	\$ 3.75	

Name of Business: C GAMEDOOM

Business phone #: _____ Email: _____

Owners Name: HONG NGUYEN Email: _____

Owners Address: 4901 Tin top rd, Weatherford Phone: Tx 76087

A=Video	B=Pool	C=Pinball	D=Darts	E=Music	F=Amusement Redemption	G= Other
Machine Serial / ID #		Machine Make / Manufacture		Machine type code Use letter code above	Machine used by O=owner L=Lessee	
1						
2						
3						
4						
5						
6						
7						
8						

The following machines are exempt from this tax: Stamp vending, service machine vending, gas meters, food vending, cigarette vending, beverage vending, and merchandise vending.

City of Alpine Annual License and permit expires on December 31st of each year.

Amusement Redemption Machines better known as "8 liners" to include "Sweepstakes" machines and Bona Fide amusement purposes awards merchandise and prizes. Awards non-cash merchandise, prizes, toys or novelties, or a representation of a value.

GAMBLING DEVICES PROHIBITED

Any machine that: Pays cash, gift cards and gift certificate, pays anything of value by chance and Not by skill.

OFFICE USE ONLY	
LICENSE FEE PAID _____	DATE _____
PERMIT FEE PAID _____	DATE _____
Permit fee is non-refundable	
Approved by: Chief of Police: _____	Date _____

Coin-Operated Amusement Machine Permit Application:

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1 ST QUARTER	JAN-MARCH		X	\$ 15.00	
2 ND QUARTER	APRIL-JUNE		X	\$ 11.25	
3 RD QUARTER	JULY-SEPT.		X	\$ 7.50	
4 TH QUARTER	OCT.DEC		X	\$ 3.75	

Name of Business: G GAMEROOM

Business phone #: _____ Email: _____

Owners Name: HONG NGUYEN Email: _____

Owners Address: 4911 Tin Top Rd Weatherford TX Phone 79830

A=Video	B=Pool	C=Pinball	D=Darts	E=Music	F=Amusement Redemption	G= Other
Machine Serial / ID #		Machine Make / Manufacture	Machine type code Use letter code above	Machine used by O=owner L=Lessee		
1						
2						
3						
4						
5						
6						
7						
8						

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GAMBLING DEVICES PROHIBITED

Any machine that: Pays cash, gift cards and gift certificate, pays anything of value by chance and Not by skill.

OFFICE USE ONLY	
LICENSE FEE PAID _____ DATE _____	PERMIT FEE PAID _____ DATE _____ Permit fee is non-refundable
Approved by: Chief of Police: _____	Date _____

	Machine Serial / ID # /TAG #	Machine Make / Manufacture	Machine type code Use letter code above	Machine used by O=owner L=Lessee
1			G	O
2			G	O



30-306
(Rev. 7-25/11)

STATE OF TEXAS

TEXAS COIN OPERATED MACHINE GENERAL BUSINESS LICENSE

RECORDS LOCATION

D GAMEROOM
200 W MURPHY ST
ALPINE TX 79830-4643

Taxpayer number

Effective Period
01/01/2026-12/31/2026

THIS PERMIT IS NON-TRANSFERABLE

PLEASE READ REVERSE SIDE

Taxpayer name and mailing address

NGUYEN N PHAN
4911 TIN TOP RD
WEATHERFORD TX 76087-8078

KELLY HANCOCK
Acting Comptroller of Public Accounts

DISPLAY PROMINENTLY AT
THE MACHINE LOCATION

Please detach here and display your license or certificate

Is the information printed on this license or certificate correct? If not, please tell us.

- If your business name and/or location address are correct, enter the correct trade name and/or address. Do not use this form to show a change of location.
- If your taxpayer name and/or mailing address are incorrect, enter the correct information.
- If you have received a Federal Employer's Identification (FEI) number, enter it in the space below.

If your license or certificate is correct, you do not have to return this form.

- If any corrections are required please enter the correct information on this form and return it to:
COMPTROLLER OF PUBLIC ACCOUNTS
111 E. 17th Street
Austin, Texas 78774-0100

Keep this license or certificate until you receive a corrected license or certificate.

NOTE: This form cannot be used if there has been a change of ownership or a change of location for this business. For these changes and to obtain a new license or certificate, please call 1-800-252-1385.

Taxpayer name shown on the license or certificate

Taxpayer number shown on the license or certificate

• Please enter only the information that has to be corrected.

Correct business name

Correct business location address

City State ZIP code

Correct taxpayer name Phone (Area code and number)

Correct mailing address

City State ZIP code FEI number

For additional information, see the back of this form.

sign here Taxpayer or authorized agent Date 1/26/2026

Comptroller's use only

JOB NAME: AMUSEAPP

Microfilm:

PL05 00900
 4401

Master name correction

PL10 01170 0

Master mailing address change

PL06 01180

County code

Master phone number add/change

PL08 01185

20. 122329 19. 123350 18. 500002 17. 123395
V070281336 134B00245 812024B274 B131095182



15. 123361 14. 123355 13. 123359 12. 500005
3110626846 V100492110 V129104937 ~~V129124796~~
B129124796

10. 123354

161005046



9. 112393

HXU8071874



8. 112294

150700056



7. 500007

V070489104



5. 122397

2028006

4. 123357

211900515

3. 112266

1138054

2. 122383

W2285393

MACHINE SERIAL #/ TAG #	MACHINE MAKE / MANUFACTURE	MACHINE TYPE CODE	MACHINE USED BY
1. 500021/76721	B120248271	G	O
2. 122383/74762	W2285393	G	O
3. 112266/74763	1138054	G	O
4. 123357/74764	211900515	G	O
5. 122397/74765	2028006	G	O
6. 123335/74766	211900417	G	O
7. 500007/74767	V070489904	G	O
8. 112294/74768	150700056	G	O
9. 112383/74769	HXU8071874	G	O
10. 123334/74770	161005046	G	O
11. 500018/74771	100005077449	G	O
12. 500005/74772	B129147196	G	O
13. 123359/74773	V129104937	G	O
14. 123355/74774	V100492110	G	O
15. 123361/74775	B110626846	G	O
16. 123396/74776	B110935255	G	O
17. 122395/74777	B131093182	G	O
18. 500002/74778	B120248274	G	O
19. 123350/74779	134800245	G	O
20. 122329/74780	V070288336	G	O

2000 W HWY 90^{#B} ALPINE TX 79830



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

SUP PERMIT #

DATE OF ISSUANCE:

COIN-OPERATED AMUSEMENT MACHINE PERMIT APPLICATION

Texas Comptroller Taxpayer Number:

BUSINESS/APPLICANT INFORMATION

BUSINESS

Name:	C GAMEROOM		
Address:	2000 E HWY 90 #B ALPINE, TX 79830		
Phone Number:			
Email Address:			
Owners Name:	HONG NGUYEN U		
Mailing Address:	2000 E HWY 90 #B ALPINE TX 79830		
Driver License #		Zoning District:	

(Copy of Photo ID must be submitted with application)

BUSINESS OWNER INFORMATION

Employee Name:

Driver License Number:

1. HONG NGUYEN		
2. NGUYEN PHAN		
3.		

(The business owner is required to notify the City of Alpine Building Services Department of all new employees)

PROPERTY OWNER INFORMATION

Property Owner:

Name:	VIMAL PATEL	Phone Number:	
Address:	2127 W 6 th ST		
Email:		Zoning District:	C1

(Copy of lease agreement or letter from property owner must be submitted with application)

TEXAS COIN OPERATED MACHINE LICENSE INFORMATION:

(Complete this section if different from business owner)

License Holder:

Name:	NGUYEN N PHAN		
Address:	4911 TIN TOP Rd Weatherford TX 76087		
Phone Number:			
Email Address:			

ANNUAL LICENSE FEE: \$1,000.00

ANNUAL PERMIT FEE: \$120 (PERMIT FEE IS NON-REFUNDABLE)

City of Alpine Annual License and Permit expires on December 31st of each year

Property Details

Account

Property ID: 13341 Geographic ID: 013000090100030100
 Type: R Zoning:
 Property Use: Condo:

Location

Situs Address: 2000 E HWY 90 ALPINE, TX 79830

Map ID:

Legal Description: BLK 9, SEC 100, TR: 14(PTN) GHSAABST 1188 (DAYS INN) AKA ALPINE INN 3.07 ACS

Abstract/Subdivision: 1119

Classification C1

Neighborhood:

Owner

Owner ID: 37916
 Name: AKIVIAAN HOSPITALITY LLC
 Agent: O'CONNOR & ASSOCIATES
 Mailing Address: 2127 W 6TH STREET
 FORT STOCKTON, TX 79735

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss:Ⓢ	N/A (-)
Appraised Value:Ⓢ	N/A (=)
HS Cap Loss: Ⓢ	N/A (-)
Circuit Breaker: Ⓢ	N/A (-)

Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
Brewster County	N/A	N/A	N/A	N/A
Big Bend Regional Hospital District	N/A	N/A	N/A	N/A
City of Alpine	N/A	N/A	N/A	N/A
Alpine ISD	N/A	N/A	N/A	N/A
Central Appraisal District	N/A	N/A	N/A	N/A

il Tax Rate: N/A

ated Taxes With Exemptions: N/A

ated Taxes Without Exemptions: N/A

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

April 27, 2026

Agenda Item No. 6D

Department: Administration

Sponsor: Jessica Isley, Building Official

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve a recommendation to the City Council to approve Special Use Permit Application 2026-05-03: allowing the applicant, Erin Hess / The Club, LLC, to obtain a wine and malt Beverage On-premise Permit from the Texas Alcoholic Beverage Commission. The subject property is located at 2801 E. State Highway 90. The Property owner of record is James and Hillary Yarborough. The property Identification number is 13348. (J. Isley, Building Official)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

- 1. SUP 2026-05-03 - 2801 E Hwy 90 TABC SUP_Redacted

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary
Geoffrey R. Calderon, City Secretary



CONDITIONAL/SPECIAL USE PERMIT APPLICATION

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

Application Fee is \$500.00 per property (non-refundable)

*Please complete one application per property. Application must be completely filled out.
Subsequent applications will require a new fee.

SECTION 1: APPLICANT INFORMATION <i>(applicant/agent/company/contact)</i>		
Name Erin Hess / The Club LLC		
Address 418 Sagebrush Road	City, State, Zip Alpine, TX, 79830	
Primary Telephone Number	Email Address	
SECTION 2: PROPERTY INFORMATION		
Address of public property 2801 E Hwy 90 Alpine, TX 79830		
LEGAL DESCRIPTION <i>(must provide copy of survey or describe meets and bounds on 8 1/2 x 11 sheet)</i>		
Lot Sec. 100 GH&S A RY CO	Block 9	Addition
Square footage of property ~43,124.4	Acres .99	Present zoning classification C1
Proposed use of the property Sports bar/lounge - needing TABC License Approval		
Zoning ordinance provision requiring a conditional use <i>(This box will be completed by the Building Official)</i> Article IV - Alcoholic Beverages / Sec. 22-126		
SECTION 3: PROPERTY OWNER INFORMATION		
Name James Yarborough	Address 500 Long Run	
City, State, Zip Liberty Hill, TX, 78642	Primary Telephone Number	Email Address

Submit a letter describing the proposed conditional use and note the request on the site plan document in the same letter:

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.

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

Erin Hess
Print Applicant Name

Erin Hess
Applicant signature

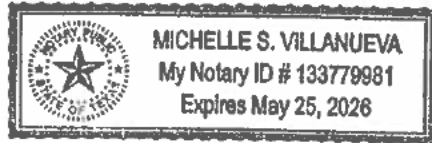
The State Of Texas
County Of Brewster
Before Me Michelle Villanueva
Notary

on this day personally appeared Erin Hess
Applicant

Known to me (or proved to me on the oath of card of other documents) 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 31 day of March, A.D. 2026



Michelle Villanueva
Notary in and for the State of Texas

Print Applicant Name

Applicant signature

The State Of _____
County Of _____
Before Me _____
Notary

on this day personally appeared _____
Applicant

Known to me (or proved to me on the oath of card of other documents) 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 _____, A.D. _____

Notary in and for the State of Texas

ACKNOWLEDGEMENTS

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 hearing 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 Signature

Erin Hess
Printed Name

March 30, 2026
Date

ILLUMINATION PLAN

An illumination plan to include a site photometric (including illuminated signs) and all fixture details shall be submitted as part of the site plan review process. Applications will not be accepted without this requirement.

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

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


Owner/ Agent Signature

Erin Hess
Printed Name

march 30, 2026
Date

PLATTING VERIFICATION

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

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

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

2801 E Hwy 90 Alpine, TX 79830
Address of subject property

Blk 9, Sec 100 GHE SA RY CO Abstract: 1188 Vacant Bldg.
Legal description of the subject property

Verify by:

Jessica Isley
Name Building Services Department

[Signature]
Signature

03/31/26
Date

 **PAID**
Cash

Brewster CAD Property Search

Property Details

Account		
Property ID:	13348	Geographic ID: 013000090100080200
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	2990 E HWY 90 ALPINE, TX 79830	
Map ID:		
Legal Description:	BLK 9, SEC 100 GH&SA RY CO ABST: 1188 VACANT BUILDING	
Abstract/Subdivision:	1119	
Neighborhood:		
Owner		
Owner ID:	41127	
Name:	YARBOROUGH JAMES & YARBOROUGH HILLARY	
Agent:		
Mailing Address:	500 LONG RUN KIBERTY HILL, TX 78642	
% Ownership:	100.0%	

Erin Hess
The Club
2801 E Hwy 90
Alpine, Texas 79830

Date: March 30, 2026

City of Alpine
Planning & Zoning Commission
803 W Holland Ave
Alpine, Texas 79830

Request for Conditional / Special Use Permit – Beer & Wine Sales

Dear Members of the Planning & Zoning Commission,

I am writing to formally request approval of a Conditional (Special) Use Permit to allow the sale of beer and wine at my business, **The Club**, located at 2801 East Highway 90 in Alpine, Texas.

The Club is an indoor golf simulator and sports lounge designed to provide a unique recreational and social experience for the Alpine community. Our facility will offer golf simulator rentals, a comfortable lounge atmosphere, and a place for residents and visitors to gather, enjoy sports on large screens, and participate in interactive entertainment.

The request to serve beer and wine is intended to complement the overall experience—not to operate as a traditional bar or nightclub. Alcohol service will be limited to beer and wine only, with a focus on maintaining a relaxed, controlled, and family-friendly environment. No liquor will be served.

We are committed to operating responsibly and in full compliance with all local and state regulations, including those set forth by the Texas Alcoholic Beverage Commission (TABC). Measures we will implement include:

- Strict ID verification and responsible alcohol service practices
- Staff training to ensure compliance with all alcohol laws
- Maintaining a safe, respectful, and well-managed environment
- Adhering to all occupancy, noise, and operating guidelines

The Club will contribute positively to Alpine by creating a new form of entertainment, supporting local economic growth, and providing a gathering place for the community. Our goal is to enhance—not disrupt—the surrounding area.

We respectfully request your consideration and approval of this Conditional Use Permit. I would be happy to answer any questions or provide additional information as needed.

Thank you for your time and consideration.

Sincerely,
Erin Hess
Owner, The Club