SITE DEVELOPMENT
FEASIBILITY REPORT

Alice Lofts

City of Alice, Jim Wells County, Texas

Prepared By:

CROCKETT ENGINEERING CONSULTANTS

February 22, 2019

Project Number: 190019
TX Certificate of Authority #F-13436/17929

1000 W. Nifong Blvd., Building 1
Columbia MO 65203
SITE DEVELOPMENT
FEASIBILITY REPORT

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City of Alice, Jim Wells County, Texas

Prepared By:
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1.0 PROJECT SUMMARY

This project site is located within the city limits of the City of Alice, Jim Wells County, Texas at 320 East 3rd Street. The proposed property contains 1.0± acre. The proposed development will rehabilitate an existing 4 story building and convert it into 44 units within all 4 stories.

In this report, Crockett Engineering has cited the City of Alice and County of Jim Well’s code and ordinance needed for this development. A Land Title Survey is provided to accompany this study. Crockett Engineering Consultants has researched local codes, ordinance and development procedures for the proposed development.

At this time, the only known off-site work needed will be the connection of utility lines to the public lines. It is unknown at this time if the City of Alice will require any additional off-site improvements due to this development. There is the potential for road improvements on North Reynolds Street and East 3rd Street at the parking lot tie-in location. This will later be determined from discussions with city officials during the re-zoning process.

The intent of this document is to help determine the suitability for the development of this tract of land.

All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.
2.0 PROPERTY INFORMATION

2.1 EXISTING SITE DATA

<table>
<thead>
<tr>
<th>Property ID:</th>
<th>1110015500000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Use Description:</td>
<td>EXISTING BUILDING THAT USE TO FUNCTION AS A HOSPITAL</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>ALICE TOWNSITE LOTS 1-6 BLOCK 18</td>
</tr>
<tr>
<td>Address:</td>
<td>302 E. 3RD STREET ALICE, TX</td>
</tr>
<tr>
<td>Owner’s Name</td>
<td>JW VENTURES LLC</td>
</tr>
<tr>
<td>Owner’s Address</td>
<td>PO BOX 748 ORANGE GROVE TX 783720748</td>
</tr>
</tbody>
</table>

Table 1 - Property Data

2.2 EXISTING SITE CONDITION

The existing site is located at approximately 302 E. 3rd street, Alice, Jim Wells County, Texas. The site is located to the southeast corner of the intersection of E. 3rd street and N. Wright Street. The site contains an existing 4-story hospital which is to be rehabilitated into a multifamily apartments. The subject property is located in a very urban downtown area of Alice with developed areas surrounding the property. The roads surrounding the property are set in a grid fashion with main roads to the north, west, and east. There is an alley that is running along the south property line. The site would connect directly either of these main road ways which would be able to handle the traffic from the development.

2.3 SITE SURVEY INFORMATION

The subject property is 1.0 acres in Alice, Jim Wells County, Texas as per the County of Jim Wells area map. Property ID 1110015500000, and owner ID 0000030744. The survey boundary of the property has been completed and can be found in Appendix H.

2.4 GEOTECHNICAL ASSESSMENT

A geotechnical report has not been provided at the time of this report. Given the development nature of the site, it will not be recommended that a geotechnical report be completed on this property. However, the owner shall satisfy themselves of all geotechnical conditions prior to construction.
2.5 ENVIRONMENTAL ASSESSMENT

An environmental site assessment has not been provided at the time of the report. The Owner should conduct an Environmental Site Assessment Prior to commencement of any construction activities if one has not already been completed.

2.6 TOPOGRAPHIC ASSESSMENT

At the time of this report an actual topographic survey has not yet been provided. Further topographic work will need to be performed before civil design can begin. The USGS topo map shows the site is relatively flat from the previous development.

2.7 FLOODPLAIN ASSESSMENT

No part of this site is located within the 100 year floodplain as identified by the FEMA FIRM panel for this area, Panel number 48249C0240D effective date of 08/15/2017. See appendix B.

2.8 UTILITY PROVIDERS

<table>
<thead>
<tr>
<th>Service</th>
<th>Provider</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric</td>
<td>AEP Texas</td>
</tr>
<tr>
<td>Telephone</td>
<td>VTX1 Communication</td>
</tr>
<tr>
<td>Cable</td>
<td>Spectrum</td>
</tr>
<tr>
<td>Water</td>
<td>City of Alice</td>
</tr>
<tr>
<td>Sewer</td>
<td>City of Alice</td>
</tr>
</tbody>
</table>

Table 2-Utility Providers

2.9 FIRE

A) Fire Safety


According to the international fire code the department of fire prevention is established within the jurisdiction under the direction of the fire code official. The function of the department shall be the implementation, administration and enforcement of the provisions of this code. Any reference in this code to the fire code official shall mean the fire marshal.
B.) Fire Hydrants

According to the City’s water department and other online research there is a fire hydrant located to the northeast of the site located at the northeast corner of 3rd street and Reynolds Street. Additionally, there is a second hydrant located to the northwest of the site located at the northwest corner of 3rd street and Wright Street.

C.) Key Boxes

When required by the fire department, a KNOX lock box, KNOX padlock, and/or KNOX key switch must be installed on any structure or gate at a location approved by the fire department. The key box shall contain keys as required by the code authority or his designee.

3.0 SITE DEVELOPMENT

3.1 STORM WATER MANAGEMENT

STORM WATER MANAGEMENT

A.) Storm Drainage Systems

Design - Shall be on a two-year frequency.

Drainage facilities - Streets may be used for stormwater drainage only if the calculated stormwater flow does not exceed the following:

<table>
<thead>
<tr>
<th>Width of Street (Back to Back)</th>
<th>31'</th>
<th>36'</th>
<th>44'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slope 0.20%</td>
<td>18 cfs</td>
<td>20 cfs</td>
<td>21 cfs</td>
</tr>
<tr>
<td>Slope 0.25%</td>
<td>20 cfs</td>
<td>22 cfs</td>
<td>24 cfs</td>
</tr>
<tr>
<td>Slope 0.30%</td>
<td>22 cfs</td>
<td>25 cfs</td>
<td>27 cfs</td>
</tr>
<tr>
<td>Slope 0.35% up</td>
<td>24 cfs</td>
<td>27 cfs</td>
<td>29 cfs</td>
</tr>
</tbody>
</table>

Table 3-Drainage Flow in Streets
B.) Detention and Water Quality
Detention and Water Quality for this project will not be required.

C.) Storm Water Pollution Prevention
A Storm Water Pollution Prevention Plan (SWPPP) and State TCEQ permit will not be required for this project with area of disturbance being under 1 acre.

3.2 WATERLINE
All waterlines to be installed per the City of Alice's specifications. All waterlines will require hydrostatic testing performed by the developer and monitored by the City of Alice. There is an existing 6” waterline running along the north side of 3rd street. Additionally, there is a 6” waterline running along the east side of Reynolds Street. It is assumed that the existing facility as adequate water pressure and demands and all existing lines will be reused. During construction further inspection will be done on the existing waterline. If contractor and owner determines the quality of service line is insufficient a line might be required. See appendix F for fee schedule of rates.

3.3 SANITARY SEWER LINE
There is existing sewer mains running down the adjacent streets of the property. There is an existing City sewer main running down the alley directly behind the existing building. It is assumed that this rehabilitation will be using the existing sewer laterals. During construction further inspection will be done on the existing sewer laterals. If contractor and owner determines the quality of lateral is insufficient a new lateral might be required. See appendix F for fee schedule of rates.

3.4 SITE INGRESS AND EGRESS
The property is surrounded on all four sides with means of ingress/egress. There are city maintained streets to the west, north, and east. Additionally, there is a 20-foot alley way directly to the south of the tract. Site access can be used on any of these streets or alley way. We will be utilizing an empty area for parking on the east side of the lot. We will have two driveways, an in and out, from this parking lot connecting to existing city streets or alley. It will be determined during final design the best connection for this parking lot. Every driveway shall be so designed and constructed as to provide for a sidewalk having a minimum width of five feet measured at right angles to the boundary line between the public right-of-way and the private property. All driveway
approaches, ramps, sidewalks and curbs constructed in connection therewith shall be constructed of concrete having a minimum of 2,500 psi in 28 days, and shall have a minimum thickness of six inches, and shall have reinforcing consisting of a minimum of six inches by six inches No. 6 wire mesh. Approval of the driveway location will be determined by the City Manager and Engineer.

3.5 LANDSCAPING/SCREENING

No landscape requirements are identified at this time.
Screening wall - A six-foot tall solid screening wall without penetrations or holes except for passage shall be placed along the lot line when the B-4 commercial district adjoins or abuts any residential district. However, no adjacent properties are identified as residential as this time.

3.6 IRRIGATION

No irrigation requirements are identified at this time.

3.7 PARKING REQUIREMENTS

The parking requirement for this multi-family rehabilitation project are one space for each family unit plus three spaces for each four units or fraction thereof.
This requirement will not be met with the proposed lot size and configuration. A variance request will be filed with the City to modify the required parking. A letter can be written requesting the variance and submitted to the City directly for approval without going to City Council or Board of Adjustment.

3.8 CURRENT BUILDING CODES

The following are the current codes the City of Slaton follows.
- 2012 International Codes
- 2012 IBC, IPC, IMC, IFG, IRC, IFC, IPMC, IECC

3.9 BUILDING PERMIT

A building permit is required for work within the limits of Alice, Texas. The permit can be found in the Appendix D. Building permit applications are readily available on the City’s website. Separate permits are required for inspections, mechanical, electric and plumbing. The building permit approval process can be found in a chart located in Appendix D. A total cost for the building permit is found in table 5 of this report.
3.10 PLAN REVIEW PROCESS

Prior to issuance of a construction/building permit, complete plans and proper applications shall be submitted to the City of Alice. The designated staff person shall determine by review of such plans whether the proposed development meets the City's requirements. City staff reviews the plans and application for city compliance. This process will take on average 2-3 weeks. Staff will give approval or denial based off their review. If approval is given all fees will be due at this time. Once fees are received the City will issue the proper permits. It will then be required to schedule a pre-construction meeting with City staff. The plan and application review process flow chart can be found in Appendix D for further details.

| Building Permit | $17,847. Determined based on total valuation of building. See table 5 and appendix D for details. |
| Zoning Fee    | $250.00 |
| Final Plat    | $55.00 |

Table 4: Permitting Costs

4.0 ZONING

4.1 ZONING CLASSIFICATION

The site is located in the City of Alice's city limits and is currently zoned B-4 business district.

The purpose of the B-4 business district is the least restrictive commercial zoning district normally reserved for areas that provide the greatest number and mix of retail and commercial uses. This district is reserved for areas of adequate size and location so that its broad range of high intensity land uses will not cause or create nuisances to adjoining zoning districts.

See the current zoning map in Appendix A. All city codes and zoning maps can be found at the City of Alice website.

"B-4" zoning district has the following permitted uses:

1. Permitted Uses—Please reference the link below for further purposes. ([https://library.municode.com/tx/alice/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_CH5USD1](https://library.municode.com/tx/alice/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_CH5USD1))

However, all residential development is permitted within this zoning.
4.2 DEVELOPMENT ZONING REGULATIONS

The following regulations are for the City of Alice B-4 business zoning district:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>7,000 square feet minimum</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>50 feet minimum</td>
</tr>
<tr>
<td>Front setback</td>
<td>For business use only—Fifteen feet</td>
</tr>
<tr>
<td>Side setback</td>
<td>13-feet</td>
</tr>
<tr>
<td>Rear setback</td>
<td>10-feet minimum</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>No limit</td>
</tr>
</tbody>
</table>

Table 5: Zoning Regulations

4.3 RE-ZONING

In order to re-zone this property an application for zoning change must be submitted to the City Planning and Zoning Department. It must be submitted 15 days prior to the Planning and Zoning meeting. It will go to the Planning and Zoning Commission and if approved will be passed along to the City Council for Public Hearing. The process could take 60 days to complete. There is a $250.00 fee to apply for re-zoning. A rezoning request application was submitted to the City of Alice on 02/08/2019.

4.4 CONCEPTUAL SITE PLAN

A conceptual site plan is attached in Appendix I of this report. The preliminary plan was prepared based on zoning (B-4) requirements and a re-development. Not all attributed of the above stated zoning requirements can be met due to the fact we will be re-use an existing structure that will not be meeting the required setbacks. During the time of construction of this building no setbacks were required and the structure was placed within very close proximity to the lot line.

5.0 ITEMIZATION OF ENTITLEMENT

5.1 Itemized Table

<table>
<thead>
<tr>
<th>Fee/Permit Type</th>
<th>Description</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Tap</td>
<td>Tap fee for 2” line tap (Price will change if different size line is required)</td>
<td>$0—using existing line $3,100—new line</td>
</tr>
<tr>
<td>Sanitary Sewer Tap</td>
<td>Minimum—standard 6” line tap (price will change if different size line is required.)</td>
<td>$0—using existing line $1,000—new line</td>
</tr>
<tr>
<td>Trash Collection Fee</td>
<td>Commercial—3 c.y. container is $134.55 for 2 pickups weekly per container</td>
<td>$134.55</td>
</tr>
<tr>
<td>Fee Item</td>
<td>Description</td>
<td>Fee Amount</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-----------------------------------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Demolition Fee</td>
<td>Fee to City for Demo work</td>
<td>$50.00</td>
</tr>
<tr>
<td>Electric Fee</td>
<td>Based on what is to be installed within building - Refer to Appendix F for further totals</td>
<td></td>
</tr>
<tr>
<td>Building Permit</td>
<td>Cost Based on total Valuation-Assumed Valuation is $500,000 and up: $1,660.00 for the first $500,000.00 plus $2 for each additional thousand</td>
<td>$17,847</td>
</tr>
<tr>
<td>Plumbing Permit</td>
<td>Based on what is to be installed within building - Refer to Appendix F for further totals</td>
<td></td>
</tr>
<tr>
<td>Planning &amp; Zoning</td>
<td>Zoning Fee- $250.00 ($100.00 refunded if no public hearing before city council)</td>
<td>$250.00</td>
</tr>
<tr>
<td>Final Plat</td>
<td>Final Plat</td>
<td>$55.00</td>
</tr>
</tbody>
</table>

Table 6: Itemized Table

All fees based on an assessed construction cost of $8,593,574
Refer to Appendix F for full fee schedule
APPENDIX A: ZONING MAP
APPENDIX B: FEMA & FLOOD MAP
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/31/2019 at 10:34:48 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
APPENDIX C: USGS MAP
APPENDIX D:
PERMITS/APPLICATIONS
**BUILDING PERMIT APPLICATION**

**City of Alice**

PO Box 3229 (500 E. Main St.) Alice, TX 78333

PH. (361) 668-7275 FAX (361) 668-4385 E-MAIL inspection@cityofalice.org

DIG TESS (800)344-8377

<table>
<thead>
<tr>
<th>JW CAD #</th>
<th>2003 INTERNATIONAL CODES &amp; 2002 NATIONAL ELECTRIC CODE</th>
<th>Permit #</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction Address</strong></td>
<td><strong>Suite # or Apt./Bldg. #</strong></td>
<td><strong>Date</strong></td>
</tr>
<tr>
<td>Lot</td>
<td>Block</td>
<td>Subdivision/tract</td>
</tr>
<tr>
<td>Owner</td>
<td>Address</td>
<td>City, State, Zip</td>
</tr>
<tr>
<td>Tenant</td>
<td>Address</td>
<td>City, State, Zip</td>
</tr>
<tr>
<td>Contractor</td>
<td>Address</td>
<td>City, State, Zip</td>
</tr>
<tr>
<td>Engineer</td>
<td>Address</td>
<td>City, State, Zip</td>
</tr>
<tr>
<td>Architect</td>
<td>Address</td>
<td>City, State, Zip</td>
</tr>
<tr>
<td><strong>Use of Building/Tenant Space:</strong> Residential ☐</td>
<td>Commercial ☐</td>
<td>Number of floors</td>
</tr>
</tbody>
</table>

**Value of Construction $**

<table>
<thead>
<tr>
<th>Work Use (check one)</th>
<th>Fees Due: $</th>
<th>Fees Paid: $</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ New Construction</td>
<td>☐ Roof</td>
<td>Sq Ft Living Area:</td>
</tr>
<tr>
<td>☐ New Construction Shell</td>
<td>☐ Demolition</td>
<td>Sq Ft Garage:</td>
</tr>
<tr>
<td>☐ Sign</td>
<td>☐ Accessory Bldg.</td>
<td>Total Sq Ft:</td>
</tr>
<tr>
<td>☐ Remodel</td>
<td>☐ Swimming Pool</td>
<td>Re-bar Slab ☐ Cable Slab ☐ Piers ☐</td>
</tr>
<tr>
<td></td>
<td>☐ Flat Work</td>
<td>Flood Plain</td>
</tr>
<tr>
<td></td>
<td>☐ Change of Occupancy</td>
<td>Subdivision sidewalks</td>
</tr>
<tr>
<td></td>
<td></td>
<td>All Electric: Yes ☐ No ☐</td>
</tr>
</tbody>
</table>

**Description of Work:**

---

**TX Residential Construction Commission:** Builder's Registration #: ________ New Home Registration: Yes ☐ No ☐

**TDLR EAB# for commercial projects**

An asbestos survey has been conducted in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) prior to a renovation/demolition permit for a commercial and/or public building being issued by the City of Alice. ☐ Yes ☐ No ☐ KNOX BOX ☐ Yes

---

**NOTICE**

Separate permits are required for electrical, plumbing, and air conditioning.

*Permit Owner will be responsible for disposing of construction debris to an acceptable disposal site.

*A building permit becomes null and void if work or construction authorized is not commenced within six months or if construction or work is suspended or abandoned for a period of six months at any time after work is commenced.

*Applicant is the owner and/or has the owner's consent to do the requested work.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not prejudice to give authority to violate or cancel the provision of any other state or local ordinances regulating construction or the performance of construction.

**Printed Name of Applicant**

Signature ☑

**Printed Name of Contractor or Authorized Agent**

Signature ☑

**Printed Name of Homeowner (If owner is builder)**

Signature ☑

---

**CITY USE ONLY**

<table>
<thead>
<tr>
<th>Zoning</th>
<th>DATE</th>
<th>APPROVAL</th>
<th>DISAPPROVAL</th>
<th>COMMENTS</th>
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</thead>
<tbody>
<tr>
<td>Building Inspection</td>
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<tr>
<td>Plumbing Inspection</td>
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<tr>
<td>Electrical Inspection</td>
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<tr>
<td>Public Works</td>
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<tr>
<td>Fire Prevention</td>
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<td>Engineering</td>
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<td>Health Dept.</td>
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<tr>
<td>Community Services</td>
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</tr>
<tr>
<td>JWC Appraisal District</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
BUILDING □  ALTERATION □

Show NORTH arrow on (PLOT PLAN)

LOT SIZE:
1. Width of lot_____, 2. Length of lot_____,

BUILDING SETBACKS:

SHOW----- FOR EXISTING  SHOW------- FOR ALTERATION

PLOT PLAN
CITY OF ALICE REQUEST FOR INSPECTION

24 hour advance notice required
MUST CALL: 361-668-7275

COMMERCIAL
RESIDENTIAL

TODAY'S DATE: ______________ TIME: _________ WHEN: ____________ TIME: ___________ RADIO TIME: ____________

ADDRESS: __________________________________________ CONTRACTOR: ___________________________

BUSINESS: ___________________________ OWNER: ______________________________ PHONE: __________________

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>PLUMBING</th>
<th>ELECTRICAL</th>
<th>HVAC</th>
<th>MISC</th>
<th>INSPECTOR USE ONLY</th>
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</thead>
<tbody>
<tr>
<td>Foundation: Rough In Const Loop Rough In Signs</td>
<td>Release To:</td>
<td>Inspector's Initials</td>
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<tr>
<td>cable</td>
<td>Top out Rough In: Final Cert/Occup</td>
<td></td>
<td>CenterPoint Energy / Entex</td>
<td>Passed: BS__ JR__ RH__</td>
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<tr>
<td>slab</td>
<td>Final slab Re-inspection Zoning</td>
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<td>piers Sewer Line walls</td>
<td>Fence</td>
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<tr>
<td>Framing Water Line ceiling</td>
<td>Setbacks</td>
<td></td>
<td>361-664-5488</td>
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<tr>
<td>Final Gas Test Temp Power</td>
<td>Placard</td>
<td></td>
<td>956-723-6353</td>
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<tr>
<td>Sidewalks Sprinkler Sys Final Service Only</td>
<td>Information</td>
<td></td>
<td></td>
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<tr>
<td>Driveway Backflow Final</td>
<td>Dumping</td>
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<tr>
<td>Patio Grease trap Final - Release Only</td>
<td>Debris/landfill</td>
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</tr>
<tr>
<td>Roofing Water Heater Mobile Home Loop</td>
<td>Re-inspection</td>
<td></td>
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<tr>
<td>Swim/Pool H₂O Courtesy Swim Pool grdg</td>
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<tr>
<td>Carport Re-inspection Swim Pool deck</td>
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<tr>
<td>Re-inspection Courtesy #</td>
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</tr>
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</table>

PERMIT # ___________

CITY OF ALICE REQUEST FOR INSPECTION

24 hour advance notice required
MUST CALL: 361-668-7275

COMMERCIAL
RESIDENTIAL

TODAY'S DATE: ______________ TIME: _________ WHEN: ____________ TIME: ___________ RADIO TIME: ____________

ADDRESS: __________________________________________ CONTRACTOR: ___________________________

BUSINESS: ___________________________ OWNER: ______________________________ PHONE: __________________

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<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

PERMIT # ___________

ESI ID#100327894 _ _ _ _ _ _ _ _
Summary of Board of Adjustment Application Requirements

A. Review application requirements with Inspection Administrator

B. Complete application with notarized signatures of owner and applicant and filing fee of $250.

C. Detailed diagram of site/plot plan drawn to scale and dimensioned with other drawings necessary for review of application. The scale should be large enough to be clearly legible.

The application must be completed and meet all Alice’s Zoning ordinance requirements before a variance request can be scheduled for a public hearing.

Delivery Address:

Alice Community Services Department
Inspection Division
500 E. Main St. Room 312
P.O. Box 3229
Alice, Tx 78333

Direct questions to Inspection Administrator at (361) 668-7276.
Fax number (361) 668-4385.
City of Alice

Board of Adjustment Application

1. Applicant

Name ________________________________________________________________

Address _____________________________________________________________

City/State/Zip _______________________________________________________

Phone _______________ Fax _______________ E-mail ____________________

2. Property Owner(s)

Name ________________________________________________________________

Address _____________________________________________________________

City/State/Zip _______________________________________________________

Phone _______________ Fax _______________ E-mail __________________

3. Street Address and lot, block and subdivision name of the subject property (please attach survey of the subject property)

__________________________________________________________________

__________________________________________________________________

__________________________________________________________________

__________________________________________________________________

4. List the pertinent section(s) of the zoning ordinance and indicate the specific variance amounts being requested. If necessary use a separate sheet.

__________________________________________________________________

__________________________________________________________________

__________________________________________________________________

__________________________________________________________________
5. State the grounds for the request and detail any special conditions which cause hardship that in your opinion justify the variance(s) you are requesting. Examples of special conditions are: hills, valleys, creeks, power poles, elevations, irregular lot or tract shapes, etc. The Board of Adjustment must determine a special condition or conditions exist(s) before making a motion to approve a request. If it is determined that no special condition exists, the motion must be to deny the request.

________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________

6. Explain any unique circumstances, if applicable, not considered by the zoning ordinance. Examples: (1) If the Alice City Council approved a plat prior to present zoning ordinance requirements; or (2) the ordinance was amended or a policy change was adopted after initiation of the plans check process for a building permit or other phase of the development process.
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________

7. Attach a detailed diagram of the site drawn to scale, and any other drawings or photographs necessary to help explain the case to the Board. Show on the diagram all easements, building lines, encroachments, and the variance(s) requested. The requested variance(s) should be quantified by an appropriate measurement (distance, percentage, etc.).
The Inspection Department Administrator will determine the agenda for each of the public hearing dates. Based on the size of the agenda, your application may be re-scheduled to a later date.

Applicant Name (Print or Type) ________________________________

Applicant Signature ________________________________

Owner Name (Print or Type) ________________________________

Owner Signature ________________________________
The State of _______________

County of _______________

Before me ___________________________ on this day personally appeared
___________________________ known to me (or proved to me on the oath of
___________________________ or through ___________________________ (description of identity
card or other document to be the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _______ day of _____________,  _______.

SEAL

___________________________
Notary Signature

The State of _______________

County of _______________

Before me ___________________________ on this day personally appeared
___________________________ known to me (or proved to me on the oath of
___________________________ or through ___________________________ (description of identity
card or other document to be the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _______ day of _____________,  _______.

SEAL

___________________________
Notary Signature
City of Alice

Zoning Board of Adjustment Application Procedural Timetable

<table>
<thead>
<tr>
<th>Application Deadline</th>
<th>Board of Adjustment review submittal (see application form for requirements).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Days 1-7</td>
<td>Staff Review</td>
</tr>
<tr>
<td>Day 8</td>
<td>Staff may request additional information from applicant for any changes or additions to application submittal relative to the request, if necessary.</td>
</tr>
<tr>
<td>Day 15</td>
<td>Applicant to submit revised or additional application submittal.</td>
</tr>
<tr>
<td>Day 16</td>
<td>Notice to newspaper and adjacent property owners. Posting of sign on property.</td>
</tr>
<tr>
<td>Day 20</td>
<td>Packets distributed to Zoning Board of Adjustment members and notices to the applicants as reminders of the public hearing.</td>
</tr>
<tr>
<td>Day 30</td>
<td>Board of Adjustment Public Hearing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Denial</strong></th>
<th><strong>Approval</strong></th>
<th><strong>Table</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Requires majority vote, 1 year waiting period necessary to re-apply begins 10 day period in which an appeal to District Court can be made.</td>
<td>Requires a ¾ vote for approval. (4 minimum)</td>
<td>Further research and/or information.</td>
</tr>
</tbody>
</table>
City of Alice

Zoning Board of Adjustment

A. There is hereby created a Board of Adjustment which shall consist of five (5) regular members, each to be appointed by a majority of the City Council for a term of two (2) years.

B. In addition to the five (5) regular members of the Board of Adjustment, four (4) alternate members of the Board of Adjustment who shall serve in the absence of one or more regular members when requested to do so by the Mayor or City Manager, shall be appointed by a majority of the City Council, so that all cases heard by the Board of Adjustment will always be heard by a minimum of four (4) members.

C. Regular members and alternate members of the Board of Adjustment shall serve a term of two (2) years and until their successors are appointed and qualified. Regular and alternate members of the Board of Adjustment may be removed from office for cause by the City Council upon written charges and after a public hearing.

D. The Board of Adjustment shall select from among its regular members, a chairman, and acting chairman, to act in the absence of the chairman, and a secretary.

E. The Board of Adjustment may adopt rules to govern its proceedings and conduct of the business before the Board. Any rule or rules shall be adopted by a resolution by the Board entered upon the minutes of the Board and a copy thereof shall be filed with the City Secretary of the City of Alice.

F. Meetings of this Board shall be held at the call of the chairman, and at such other times as the Board may determine. Such chairman or, in his absence, the acting chairman, shall administer oaths and compel attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each member upon such question or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be filed in the office of the Board and shall be a public record.

G. Appeals to the Board of Adjustment may be taken by any person aggrieved, or by any officer of the department, board or bureau of the City, affected by any decision of the building inspector or other administrative officer of the City relative to the Zoning Ordinance. Such appeal shall be taken within fifteen (15) days after the date of the decision of the building inspector or other administrative officer has been rendered, by filing with the officer from whom the appeal is taken and within the Board of Adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record from which the appeal was taken.

1. A filing fee of two hundred fifty dollars ($250.00) to help pay a part of the cost of legal publication, accumulating engineering data, and other administrative costs shall accompany each notice or appeal filed with the Board of Adjustments.

2. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Adjustment after the notice of appeal shall have been filed with him that by reason of facts stated in the certificate a stay would in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment of a Court of Record on application of notice to the officer from whom the appeal is taken and on due cause shown.
3. The Board of Adjustment shall fix a reasonable time for the hearing of an appeal, give notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon hearing, any party may appear in person, by agent or by attorney.

H. The Board of Adjustment shall have the following powers:

1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official of the City in the enforcement of this Ordinance.

2. To hear and decide special exceptions to the terms of this Ordinance upon which the Board is required to pass under this Ordinance, if any.

3. To authorize upon appeal in special cases, such variances from the terms of this Ordinance as will not be contrary to the public interest, where, owing to special conditions, the literal enforcement of the provision of this Ordinance will result in unnecessary hardship, so that the spirit of this Ordinance shall be observed and substantial justice done.

4. To permit in any district such modification of the requirements of the district regulations as the Board may deem necessary to secure an appropriate development of a lot where adjoining such lot on two (2) or more sides there are lots occupied by building which do not conform to the regulations of the district.

I. In exercising its power, the Board of Adjustment may, in conformity with the provisions of this Ordinance and the provision of Articles 1101-A to 1011-J, both inclusive, after amended, reverse, or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed form and may make such order, requirement, decision or determination as should be made, and to that end shall have all the power of the officer from whom the appeal is taken.

1. The concurring vote of four (4) members of the Board shall be necessary to revise any order, requirement, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under the Ordinance, or to effect any variance to this Ordinance.

2. Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, or any taxpayer, or any officer, department, board or bureau of the City may present to a Court of Record a petition, duly verified, setting forth that such decision is illegal, in whole or part, specifying the grounds of the illegality. Such petition shall be presented to the Court within ten (10) days after the filing of the decision in the office of the Board of Adjustment.

J. No appeal to the Board of Adjustment shall be allowed on the same piece of property or on the same or similar question prior to the expiration of one year from the date of a ruling of the Board of Adjustment on any appeal to such body unless other property in same zoning area shall have, within such one-year period, been altered or changed by a ruling of the Board of Adjustment, in which each such change of circumstances shall permit the allowance of an appeal.
Building Permit Approval Process
City of Alice

PH. (361) 668-7275 FAX (361) 668-4835 E-MAIL inspection@cityofalice.org

Building Permit Submitted.

Building Inspection Plans Examiner call applicant to introduce self as contact person.

Plans Scanned for completeness.

Plans Examiner distributes plans to Fire, Utilities, Engineering, Transportation and Health.

Plans Examiner monitors plans through other departments for timely process.

Plans Examiner reviews plans for Zoning Ordinance and Building Code compliance.

Plans Examiner collects and reviews all Department Comments for reasonableness, readability, and conflicting comments.

Departments asked to clarify comments or resolve differences as necessary.

All departments send their comments to the applicant.

Meetings may be arranged as necessary.

Applicants for Projects which appear inactive are called occasionally to see if the City may assist Permit Issuance in any way.

Revised Plans are resubmitted and rechecked by the affected departments.

Permit Issued.
General Contractor Registration
City of Alice
500 E Main St., PO Box 3229, Alice, TX 78333
PH. (361) 668-7275 FAX (361) 668-4385 E-MAIL inspection@cityofalice.org

Date _______________ $125 Annual Fee
Number ___________ (Non-Prorated)

Business Name ____________________________________________________________

Owner’s Name ______________________________ Contact Person _________________________

Company Mailing Address ___________________________________________________________

City, State Zip _____________________________________________________________________

Phone __________________________________ Fax _______________________________________

Cell #_______________________________ E-mail ______________________________________

Registration No. Issued by the Texas Residential Construction Commission ______________

Date License Issued _______________________ Expiration Date ___________________________

Tax I.D. Number __________________________ Social Security Number __________________

Self-Employed: Name ______________________________

Address _________________________________________________________________________

City, State Zip _____________________________________________________________________

Phone __________________________________ Fax _______________________________________

Cell #_______________________________ E-mail ______________________________________

Drivers License Number ________________________________ State ______________________

Tax I.D. Number __________________________ Social Security Number __________________

I have read and understand the information regarding permit expiration and work without a permit. I agree to abide by the regulations concerning the conduct of contractors, and I affirm that the above information is true and correct.

Print name _______________________________ Signature _______________________________

The term “General Contractor” shall include, but is not limited to: Builder, Home Builder, Custom Builder, Pool Contractor, Sign Contractor, Home Remodel, Landscape Companies, Roofing Contractors, Concrete Contractors and those eligible to obtain a building permit with exception for private citizens doing their own work.

Please attach a copy of current driver’s license, and state (TRCC) registration. Registration expires on December 31st of each year.
Plan and Application Review Process

- Submit Plans and Application
- File Application with Inspections Department
- Staff Reviews Application, Plans and codes (1 to 2 weeks. Larger jobs up to 4 weeks)
- Staff Approves or Denies (applicant notified in writing).
- If approved, Fees due
- Applicable Permits Issued
- Staff and applicant schedule pre construction meeting (for projects at or greater $100K).

Staff involved: Building Official / Inspectors, City Engineer, Fire Marshal
Construction Begins!
The Process Now...

- Individual sub contractors must call for inspections (24 hour notice required).

- Building subcode Inspections:
  - Footing or Grade Beam
  - Foundation / Slab, Open Deck, Pillings & Banding

- Applicant to provide: Foundation Survey, As-Built & Flood Zone Certificate Form (if in Floodzone) after foundation pads are in, and before framing, to verify correction location and elevations.

- Review of Foundation Location & Engineering / Floodplain Review of Foundation Height (if in floodzone)

- Building, Plumbing, Fire, Electrical / Mechanical inspections conducted by staff and approved/denied. All communications in writing to applicant regarding inspection results.

- Engineering inspections: Curbs, Sidewalks, Drainage, Pavement, Lighting, Driveway, Street Signs, Utilities in city right of way.

- After applicant requests final inspections, applicant to provide final grading and as-built plans.

- Applicant applies for Certificate of Occupancy

- Applicant pays all applicable Fees and is issued Certificate of Occupancy (upon all inspections receiving a passing green tag)

Staff involved: Building Official / Inspectors, City Engineer, Fire Marshal
PROPOSAL TO AMEND THE ZONING ORDINANCE

I/We respectfully request the following change/changes to the present Zoning Ordinance of the City of Alice.

Owner: ___________________________________________ Phone: _______________________

Mailing Address: ________________________________________________

Agent: ___________________________________________ Phone: _______________________

Agent Address: ________________________________________________

Nature of Request
☑ To amend the Zoning Map so as to relocate zoning boundaries by changing property

☐ From: _______________________________ To: ________________________________

☐ From: _______________________________ To: ________________________________

Property Descriptions
Layman’s identification of Location (Address or otherwise):
__________________________________________________________________________________________

Legal Description
☐ Property is unsubdivided according to the County Deed Records Vol._____ Page_____. It is shown as Tract _________ of the__________ City Tax Records.

☐ A Metes and Bounds Description and a Sketch map/maps locating property so described are attached.

☐ Property is subdivided as described:

Subdivision Name: ______________________________________________________

Block: _______ Lot(s): _______ Block: _______ Lot(s): _______

Recorded in Vol. _______ Page __________ of the Map Records of Jim Wells County.

Total Land Contained is __________________________________________.

Property Development Information
Present use of this property is:

☐ One Family Dwelling ☐ Apartments ☐ Two Family Dwelling ☐ Industrial

☐ Commercial ☐ Manufacturing ☐ Agricultural ☐ Vacant ☐ Other

Explain: ____________________________________________________________________________

Status of Development Plans
☐ None ☐ Site Plans Complete ☐ Building Plans Complete

Developer of Property Will Be
☐ Present Owner ☐ Purchaser ☐ Unknown

Reasons Supporting Proposal to Change: ____________________________________________

__________________________________________________________________________________________
ACKNOWLEDGEMENTS

I certify that the above information is correct and complete to the best of my ability and that I am now or will be fully prepared to present the above proposal at the Zoning Commission hearing thereon.

Application must be submitted AT LEAST FIFTEEN (15) DAYS BEFORE the Planning and Zoning Commission meeting.

The Planning and Zoning Commission holds a public hearing and forward its recommendation to City Council, the City Council will then hold a Public Hearing. This means that rezoning could take from 60 to 75 days to complete.

I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the Planning Department, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Zoning Commission’s hearing shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

In the event the Planning and Zoning Commission recommends against the proposed supplement, change, modification or repeal, the proponent of such proposed amendment, supplement, change, modification or repeal may appeal to the City Council within ten (10) days from the date the Planning and Zoning Commission held its public hearing if: a) there exists evidence that the Planning and Zoning Commission was unduly prejudiced against the proposed amendment, supplement, change, modification or repeal; or b) there exists new, relevant and substantial evidence with regard to the proposed supplement, change, modification or repeal which was not available for presentation to the Planning and Zoning Commission at the public hearing. Such appeal shall be in writing and sworn to by the proponent. The City Council may: a) elect to set a public hearing on said appeal and at least fifteen (15) days notice of the time and place shall be published in an official paper or paper of general circulation in the City or b) elect to return such matter to the Planning and Zoning Commission for the rehearing of the proponent’s request for the amendment, supplement, change, modification or repeal.

A proposal denied by the City Council shall not be received nor filed as a new request until six (6) months have lapsed from the date the original proposal was denied by the City Council.

I/We certify that the $250.00 fee to cover the cost of this rezoning application has been paid to the City of Alice on ______________________, ______________.

Signed: __________________________ Phone: _____________
Address:  ____________________________________________

Signed: __________________________ Phone: _____________
Address:  ____________________________________________
APPENDIX E: TAX RATES
## City Tax Rates

**City of Alice**

<table>
<thead>
<tr>
<th>Taxing Jurisdiction</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Texas state sales tax</td>
<td>6.25%</td>
</tr>
<tr>
<td>Jim Wells County sales tax</td>
<td>0.50%</td>
</tr>
<tr>
<td>Alice tax</td>
<td>1.50%</td>
</tr>
</tbody>
</table>

Combined Sales Tax: 8.25%
## 2018 Tax Rates

<table>
<thead>
<tr>
<th>TAXING UNITS</th>
<th>TAX RATE</th>
<th>M &amp; O</th>
<th>I &amp; S</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALICE ISD</td>
<td>1.330000</td>
<td>1.100000</td>
<td>.230000</td>
</tr>
<tr>
<td>BEN BOLT ISD</td>
<td>1.470000</td>
<td>1.170000</td>
<td>.300000</td>
</tr>
<tr>
<td>LA GLORIA ISD</td>
<td>1.040000</td>
<td>1.040000</td>
<td>.000000</td>
</tr>
<tr>
<td>ORANGE GROVE ISD</td>
<td>1.279000</td>
<td>1.060000</td>
<td>.219000</td>
</tr>
<tr>
<td>PREMONT ISD</td>
<td>1.652500</td>
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<td>.482500</td>
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<tr>
<td>CITY OF ALICE</td>
<td>.522537</td>
<td>.362084</td>
<td>.160453</td>
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<tr>
<td>CITY OF ORANGE GROVE</td>
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<td>.000000</td>
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<tr>
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*not collected by JWCAD

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**Debt service 1st incurred in 2003

- Total Rate – IAL (outside CAC & SA) 2.156202
- Total Rate – IBB (outside SF) 2.296202
- Total Rate – ILG 1.866202
- Total Rate – IOG (outside COC & SE) 2.105202
- Total Rate – IPR (outside CPC) 2.478702
- Total Rate Inside CAC & SA 2.807315
- Total Rate Inside COC 2.751095
- Total Rate Inside CPC 2.978702
- Total Rate Inside SF 2.429059
- Total Rate Inside SE 2.179391
- Total Rate Inside SB

will vary because of different entities countywide
SEE THE FOLLOWING LINK FOR FEE SCHEDULE

https://library.municode.com/tx/alice/codes/code_of_ordinances?nodeId=PTIICOOR_APXCFESC
APPENDIX G: UTILITY MAPS
APPENDIX H: SURVEY
APPENDIX I: CONCEPTUAL SITE PLAN
ALICE LOFTS
RENOVATION OF EXISTING P&S HOSPITAL INTO 44 PROPOSED APARTMENT UNITS

OWNER: ALICE HOUSING PARTNERS, LP
ADDRESS: 320 EAST 3RD STREET, ALICE, JIM WELLS COUNTY, TEXAS

PROJECT NO.: CP 1
DATE: 190019

SITUR/CIVIL ENGINEER: TIMOTHY D. CROCKETT
ADDRESS: 1000 W. NIFONG BOULEVARD, BLDG. 1
COLUMBIA, MISSOURI 65203
PHONE: (573) 447-0292
EMAIL: TCROCKETT@CROCKETTENGINEERING.COM
WEBSITE: WWW.CROCKETTENGINEERING.COM

TOTAL UNIT COUNT: 44 TOTAL UNITS

GENERAL NOTES:

TOTAL COMMON AREA:

LEGEND OF SYMBOLS:

PARKING SUMMARY:

LAND AREA:

DRAWING INCLUDES:

KRM

DESIGNED:

DRAWN:

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY