



**CITY OF ALPINE**  
**PLANNING & ZONING COMMISSION MEETING**  
**February 23, 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 2026-03-01, an Ordinance Approving Rezone Application 2026-03-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 707 E. Ave F and Legally Described as the South 69.4 Feet of Lots Six (6) and Seven (7), Block Twenty-Five (25), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas, as the Same Appears in Plat Envelope No. 112 on File in the Office of the County Clerk of Brewster County, Texas, Save and Except the East 17.3' of Lot 6 Deeded by F.E. Weyerts to the City of Alpine, Texas, for Street or Highway Purposes, Dated August 30, 1947, Recorded in Volume 111, Page 380, Deed Records of Brewster County, Texas; Rezoning the Subject Property from R-2 Two-Family 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 Variance 2026-02-01, a variance which would allow the applicant, Nancy L. Whitlock, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 25 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the property line, which typically does not meet the requirements for a residential lot under the City's Code. The nonconforming subject in question was established prior to adoption of the City's Code and setback requirements. The subject property is located at 407 S. 6th Street and is legally described as Block 76, Lots 2, Original Town to the City of Alpine, Brewster County, Texas. The property owner of record is Nancy L. Whitlock. The property ID of the subject property is 12250. The current zoning classification of the property is R-3 Apartment District. If the variance is approved, the zoning classification of the subject property will remain R-3 Apartment District.

C. Public Hearing to obtain citizen views and comments regarding Variance 2026-02-02, a variance which would allow the applicants, David Collier and Gregory O'Neal, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 25 feet from a structure to the property line. This variance would allow the subject

property 0 feet of setback from the structure to the property line, which typically does not meet the requirements for a residential lot under the City's Code. The nonconforming subject in question was established prior to adoption of the City's Code and setback requirements. The subject property is located at 202 W. Gallego Ave and is legally described as Block 76, Lots 6–8, East 42 of Lots 6, 7, and 8, Original Town to the City of Alpine, Brewster County, Texas. The property owner of record is David Collier and Gregory O'Neal. The property ID of the subject property is 12255. The current zoning classification of the property is R-4 Mobile Home District. If the variance is approved, the zoning classification of the subject property will be R-4 Mixed Residential District.

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

A. January 26, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)

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 adopt Ordinance 2026-03-01, an Ordinance Approving Rezone Application 2026-03-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 707 E. Ave F and Legally Described as the South 69.4 Feet of Lots Six (6) and Seven (7), Block Twenty-Five (25), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas, as the Same Appears in Plat Envelope No. 112 on File in the Office of the County Clerk of Brewster County, Texas, Save and Except the East 17.3' of Lot 6 Deeded by F.E. Weyerts to the City of Alpine, Texas, for Street or Highway Purposes, Dated August 30, 1947, Recorded in Volume 111, Page 380, Deed Records of Brewster County, Texas; Rezoning the Subject Property from R-2 Two-Family 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 Variance 2026-02-01, a variance which would allow the applicant, Nancy L. Whitlock, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 25 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the property line, which typically does not meet the requirements for a residential lot under the City's Code. The nonconforming subject in question was established prior to adoption of the City's Code and setback requirements. The subject property is located at 407 S. 6th Street and is legally described as Block 76, Lots 2, Original Town to the City of Alpine, Brewster County, Texas. The property owner of record is Nancy L. Whitlock. The property ID of the subject property is 12250. The current zoning classification of the property is R-3 Apartment District. If the variance is approved, the zoning classification of the subject property will remain R-3 Apartment District. (J. Isley, Building Official)

C. Approve Variance 2026-02-02, a variance which would allow the applicants, David Collier and Gregory O'Neal, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 25 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the property line, which typically does not meet the requirements for a residential lot under the City's Code. The nonconforming subject in question was established prior to adoption of the City's Code and setback requirements. The subject property is located at 202 W. Gallego Ave and is legally

described as Block 76, Lots 6–8, East 42 of Lots 6, 7, and 8, Original Town to the City of Alpine, Brewster County, Texas. The property owner of record is David Collier and Gregory O’Neal. The property ID of the subject property is 12255. The current zoning classification of the property is R-4 Mobile Home District. If the variance is approved, the zoning classification of the subject property will be R-4 Mixed Residential District. (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](http://www.cityofalpine.com/agenda) pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2 P.M. on February 17, 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 17 day of February, 2026.**

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



**PLANNING & ZONING COMMISSION AGENDA ITEM  
REPORT**

**February 23, 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**

---

January 26, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)

---

**EXECUTIVE SUMMARY**

---

None

---

**SUPPORTING MATERIALS**

---

1. January 26, 2026 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, January 26, 2026 – 5:30 PM**  
**Minutes**

1. **CALL TO ORDER.**

**Board Members Present:**

Commissioner Linda Molinar  
Commissioner Thomas Griffith  
Commissioner Lisa Nix  
Chair Matt Walter  
Commissioner Benjamin Garcia  
Commissioner Gerri Davis

**City Staff and Stakeholders Present:**

Jessica Isley, Building Official  
Vianey Olivas, Records Clerk

**Not Present:**

Commissioner Joanna Laxton

**Others Present:** 1 other attendee.

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 Replat 2026-02-01, a replat application to allow the applicant, Eric Delanoy, to obtain variances from the established setback requirements. The subject property is located at or about 200 North Orange Street, at or near the intersection of North Orange Street and West Avenue E. The subject property is legally described as 0.801 acres out of Block 3, Amended Metta Harms Addition to Alpine, Subdivision Plat on file in Envelope 95, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 286, Page 501, Official Public Records of Brewster County, Texas. The record property owner is ALP-1610 W HWY 90, BG REAL. The Parcel Identification Number of the subject property is 11327.

As part of the replat request, the applicant is requesting approval of existing front-yard and street-side setback variances, where the zoning ordinance requires a 25-foot front-yard setback and a 12.5-foot street-side setback. The existing structure is located approximately 3.7 to 4.0 feet from the front property line, resulting in a requested front-yard setback deviation of approximately 21.0 to 21.3 feet, and approximately 5.2 feet from the street-side property line, resulting in a requested street-side setback deviation of approximately 7.3 feet.

The current zoning classification of the property is C1A – Neighborhood Commercial District. If the replat is approved, the zoning classification of the subject property will remain C1A – Neighborhood Commercial District. (G. Calderon, Interim City Manager)

*None.*

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

- A. Approval of the July 28, 2025 regular meeting minutes. (G. Calderon, Interim City Manager)

*On a motion by Commissioner Lisa Nix and seconded by Commissioner Thomas Griffith to approve, the Planning & Zoning Commission unanimously adopted the motion.*

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 Replat 2026-02-01, a replat application to allow the applicant, Eric Delanoy, to obtain variances from the established setback requirements. The subject property is located at or about 200 North Orange Street, at or near the intersection of North Orange Street and West Avenue E. The subject property is legally described as 0.801 acres out of Block 3, Amended Metta Harms Addition to Alpine, Subdivision Plat on file in Envelope 95, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 286, Page 501, Official Public Records of Brewster County, Texas. The record property owner is ALP-1610 W HWY 90, BG REAL. The Parcel Identification Number of the subject property is 11327.

As part of the replat request, the applicant is requesting approval of existing front-yard and street-side setback variances, where the zoning ordinance requires a 25-foot front-yard setback and a 12.5-foot street-side setback. The existing structure is located approximately 3.7 to 4.0 feet from the front property line, resulting in a requested front-yard setback deviation of approximately 21.0 to 21.3 feet, and approximately 5.2 feet from the street-side property line, resulting in a requested street-side setback deviation of approximately 7.3 feet.

The current zoning classification of the property is C1A – Neighborhood Commercial District. If the replat is approved, the zoning classification of the subject property will remain C1A – Neighborhood Commercial District. (G. Calderon, Interim City Manager)

*On a motion by Commissioner Linda Molinar and seconded by Commissioner Thomas Griffith to approve, discussion ensued. The Planning & Zoning Commission adopted the motion with the following vote:*

*To approve:*

*Commissioner Linda Molinar  
Commissioner Thomas Griffith  
Commissioner Lisa Nix  
Commissioner Gerri Davis  
Chair Matt Walter*

*Abstained from voting:  
Commissioner Benjamin Garcia*

7. **BOARD MEMBER COMMENTS**

*None.*

8. **ADJOURN.**

*Being no further business, meeting was adjourned. (5:50 P.M.)*

**APPROVED:**

**ATTEST:**

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

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

**CERTIFICATION**

I, Geoffrey R. Calderon, do hereby certify that this notice was posted at City Hall, in a convenient and readily accessible place to the general public, and on the City website at [www.cityofalpine.com/agenda](http://www.cityofalpine.com/agenda) pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2 P.M. on January 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 January 2026.**

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



**PLANNING & ZONING COMMISSION AGENDA ITEM REPORT**

**February 23, 2026**

Agenda Item No. 6A

Department: Building Services

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 adopt Ordinance 2026-03-01, an Ordinance Approving Rezone Application 2026-03-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 707 E. Ave F and Legally Described as the South 69.4 Feet of Lots Six (6) and Seven (7), Block Twenty-Five (25), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas, as the Same Appears in Plat Envelope No. 112 on File in the Office of the County Clerk of Brewster County, Texas, Save and Except the East 17.3’ of Lot 6 Deeded by F.E. Weyerts to the City of Alpine, Texas, for Street or Highway Purposes, Dated August 30, 1947, Recorded in Volume 111, Page 380, Deed Records of Brewster County, Texas; Rezoning the Subject Property from R-2 Two-Family 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. 2026-03-01 Ordinance Zoning Change Chaparral Co LLC (1)
2. Rezone - 707 E Ave F - Naccarato, Michael\_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 2026-03-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS APPROVING REZONE APPLICATION 2026-03-01; AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY REZONING THE PROPERTY LOCATED AT 707 E. AVE F AND LEGALLY DESCRIBED AS THE SOUTH 69.44 FEET OF LOTS SIX (6) AND SEVEN (7), BLOCK TWENTY-FIVE (25), HANCOCK ADDITION (SOUTH OF THE RAILROAD) TO THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS, AS THE SAME APPEARS IN PLAT ENVELOPE NO. 112 ON FILE IN THE OFFICE OF THE COUNTY CLERK OF BREWSTER COUNTY, TEXAS, SAVE AND EXCEPT THE EAST 17.3' OF LOT 6 DEEDED BY F.E. WEYERTS TO THE CITY OF ALPINE, TEXAS FOR STREET OR HIGHWAY PURPOSES, DATED AUGUST 30, 1947, RECORDED IN VOLUME 111, PAGE 380, DEED RECORDS OF BREWSTER COUNTY, TEXAS; REZONING THE SUBJECT PROPERTY FROM R-2 TWO FAMILY DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; PROVIDING FINDINGS OF FACT, REPEALER, SEVERABILITY, EFFECTIVE DATE, PROPER NOTICE, AND HEARING CLAUSES.**

**WHEREAS**, Michael Naccarato, on behalf of Chaparral & Co LLC, initiated a zoning change to update the zoning designation from R-2 Two Family District to C-1 Neighborhood Commercial District for the property located at 707 E Ave F; and

**WHEREAS**, the subject property is legally described as the South 69.44 feet of Lots Six (6) and Seven (7), Block Twenty-Five (25), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas, as the same appears in Plat Envelope No. 112 on file in the Office of the County Clerk of Brewster County, Texas, SAVE AND EXCEPT the East 17.3' of Lot 6 deeded by F.E. Weyerts to the City of Alpine, Texas for street or highway purposes, dated August 30, 1947, recorded in Volume 111, Page 380, Deed Records of Brewster County, Texas; and

**WHEREAS**, the subject property has a property identification number of 10734 in the public records of Brewster County, Texas, and the record owner of the property is Chaparral & Co LLC; and

**WHEREAS**, the applicant of the rezoning application seeks to establish a commercial storage and retail & office space at the subject property, the use of which is not acceptable under the current zoning designation; and

**WHEREAS**, on February 23, 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 February 5, 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 March 3, 2026 and March 17, 2026, regarding the request to rezone, public notice of which was duly provided to the public in the February 5, 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 707 E. Ave. F and legally described as the South 69.4 feet of Lots Six (6) and Seven (7), Block Twenty-Five (25), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas, as the same appears in Plat Envelope No. 112 on file in the Office of the County Clerk of Brewster County, Texas, SAVE AND EXCEPT the East 17.3' of Lot 6 deeded by F.E. Weyerts to the City of Alpine, Texas for street or highway purposes, dated August 30, 1947, recorded in Volume 111, Page 380, Deed Records 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 March 3, 2026 and March 17, 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 February 5, 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 17<sup>TH</sup> DAY OF MARCH 2026 BY MAJORITY VOTE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.**

**INTRODUCTION AND FIRST READING**

MARCH 3, 2026

**SECOND AND FINAL READING**

MARCH 17, 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 707 East Avenue F, Alpine, Tx 79830	Parcel ID# 10734
Legal Description Hancock, BLOCK 25, LOT 6 5/2 OF 6 & 7	
Acreage of Site 0.15 ACRES	Current Zone R2
OWNER INFORMATION	
Property Owner Chaparral & Co LLC	
Applicant Name Michael Naccarato	
Applicant Mailing Address 410 E Harriet st.	
City, State, Zip Alpine, Tx, 79830	
Project for which Rezoning is Sought Guide Company headquarters/office, with Retail space for Big Bend specific adventure gear. Far West Texas Outfitters Boat house.	
Applicable Section/ Subjection Ordinance Appendix C zoning	Specific Use of the Property Commercial
Existing Uses of Adjacent Properties Residential	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.

 Michael Naccarato 1/26/26  
 Applicant's Signature Printed Name Date

FOR STAFF USE ONLY		
Permit No. <span style="font-size: 1.2em;">26-008322</span>	Total Fees <span style="font-size: 1.2em;">\$500.00</span>	Date <span style="font-size: 1.2em;">01/26/26</span>

**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**  
 Conditional Use Permit Application fee \$250.00  
 REZONING Application Fee \$100.00  
 Total amount due: \$350.00

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

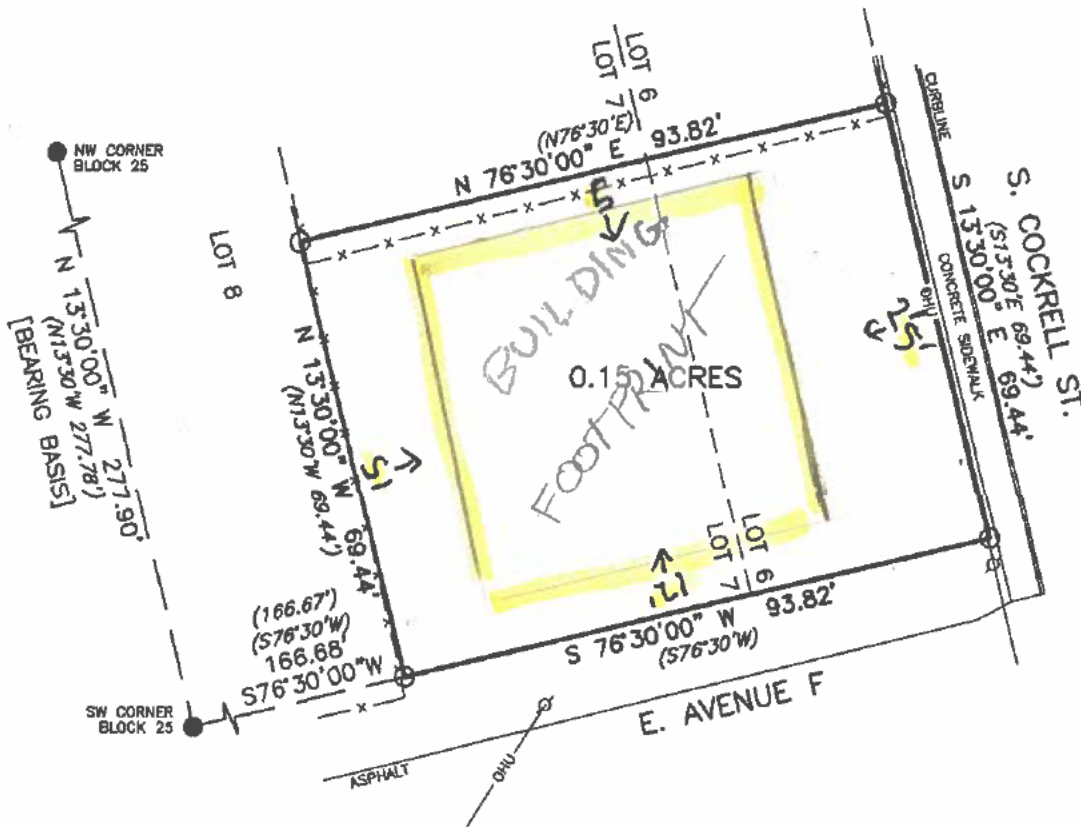
# SURVEY PLAT

SOUTH 69.44 FEET OF LOTS 6 AND 7, BLOCK 25, HANCOCK ADDITION [SOUTH OF RAILROAD] TO THE CITY OF ALPINE, ENVELOPE 112, PLAT RECORDS OF BREWSTER COUNTY, TEXAS

SAVE AND EXCEPT THE EAST 17.3 FEET OF LOT 6

ALPINE, TEXAS

*Set back*



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

### LEGEND

- IRON ROD FOUND [CAPPED AS NOTED]
  - CAPPED IRON ROD SET [5911]
  - ⊙ UTILITY POLE
  - OHU — OVERHEAD UTILITY
  - x — x — FENCE
  - ( ) RECORD INFORMATION
- BEARING BASIS: AS SHOWN



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

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL ON THE GROUND SURVEY AND THAT THE LINES AND CORNERS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Kevin Mueller*

8-25-2022

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

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



**PLANNING & ZONING COMMISSION AGENDA ITEM REPORT**

**February 23, 2026**

Agenda Item No. 6B

Department: Building Services

Sponsor: Jessica Isley, Building Official

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



---

**AGENDA ITEM**

---

Approve Variance 2026-02-01, a variance which would allow the applicant, Nancy L. Whitlock, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 25 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the property line, which typically does not meet the requirements for a residential lot under the City’s Code. The nonconforming subject in question was established prior to adoption of the City’s Code and setback requirements. The subject property is located at 407 S. 6th Street and is legally described as Block 76, Lots 2, Original Town to the City of Alpine, Brewster County, Texas. The property owner of record is Nancy L. Whitlock. The property ID of the subject property is 12250. The current zoning classification of the property is R-3 Apartment District. If the variance is approved, the zoning classification of the subject property will remain R-3 Apartment District. (J. Isley, Building Official)

---

**EXECUTIVE SUMMARY**

---

None

---

**SUPPORTING MATERIALS**

---

1. Variance - 407 S. 6th - Whitlock, Nancy\_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



# APPLICATION FOR VARIANCE

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

\*Application must be completely filled out.  
Fee is non-refundable. Subsequent applications will require a new fee.

Address of Property 407 S. 6th St. Alpine, Texas		Acreage of Site
Legal Description Lot 2, Block 76, Original town of Alpine, Plat on file in Volume 2, Page 97		
Property Owner Nancy L. Whitlock	Contact Name Nancy L. Whitlock	
Mailing Address 110 B N. 6th St. Alpine, Texas 79830	City, State, Zip Alpine, Texas 79830	
Project for which Variance is sought Remodel Adobe home		
Applicable Section/Subsection Ordinance appendix C zoning section 4		
Specific Use of the Property Private Home		
Existing uses of Adjacent Properties private home / not occupied		
(CHECK ONE & INCLUDE SUPPORTING MATERIAL ON CHECKLIST)		
<input type="checkbox"/> DEVELOPMENT <input type="checkbox"/> BUILDING <input type="checkbox"/> SIGN		
<i>Variance—A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal authorized only for height, area and size of structure or size of yards and open spaces: establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district.</i>		
<i>*Nearby violations. Nearby encroachments into setbacks, even if similar to the request variance, do not provide grounds for granting variance.</i>		
<b>SUBMITTAL VERIFICATION/INSPECTION AUTHORIZATION</b>		
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.		
<b>OPTIONAL:</b>		
_____ 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.		
	Nancy L. Whitlock	Nov. 13, 2025
Signature of Owner	Printed Name & Title	Date

## VARIANCE CHECKLIST

Variance applications that do not include all of the following information cannot be accepted for review

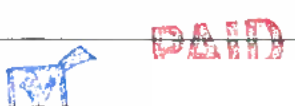
**LETTER JUSTIFYING REQUEST:**

- Provide a special individual reason that makes the strict application of the ordinance impractical.
- Prove that there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of the ordinance would deprive the applicant of the reasonable use of his land.
- Describe the specific hardships that would be incurred by the applicant should the variance not be granted.
- Show how the modification is in conformity with the intent and purpose of the ordinance.
- Demonstrate how the granting of the variance will not be detrimental to the public health, safety, convenience or welfare, or injurious to the property in the area.
- Demonstrate that the granting of the variance will not create the probability of harmful environmental consequences.
- Discuss probable effect of variance on traffic conditions.
- Demonstrate that the granting of the variance will not have the effect of preventing the orderly development of other land in the area accordance with the provisions of the ordinance.

**SUPPORTIVE MATERIAL:**

- General location map.
- Copy of plat, lot layout, site plan, etc.
- Scaled drawing(s) of proposed changes associated with variance to plat, lot layout, site plan, etc. (Such location of encroachment in setback, location of excessive cut and fill etc.)
- Sketch of structures, site work, etc. related to variance (such as the type of fence encroaching in a setback, cross-section, of excessive cut & fill, depiction of sign not allowed by ordinance, etc.)
- Supportive letters from the approving agencies (such as Fire Dept., Municipal Utility District, Texas Department of Transportation, etc.) as necessary.

### FOR STAFF USE ONLY

Date Application <span style="font-size: 1.2em; color: blue;">01/26/26</span>	Permit No. <span style="font-size: 1.2em; color: blue;">26-008320</span>	Total Fees <span style="font-size: 1.2em; color: blue;">5000</span>
Reason <span style="font-size: 1.2em; color: blue;">Variance for non-Confirming structure</span>		
Planning & Zoning meeting date (Public Hearing) <span style="font-size: 1.2em; color: blue;">02/23/26</span>	Notes 	

Dear folks considering granting variances for this property,

The repair and preservation of the adobe building at 407 South 6th St. preserves the charm of old Alpine. I bought the lot so that I could enjoy living in the unique South side of Alpine. As a landscape painter and artist I have always dreamed of being able to have a view of Twin Sisters out my back door. It's for that reason I chose to buy and restore this adobe.

The Dominguez family that built the adobe almost 100 years ago are related to many families living in Alpine who for many years had reunions in this small adobe. Most of the early homes in Alpine were only two room adobes...and even today with homes being so much bigger I like the charm of a small living space. As I worked on the adobe, which is across the street from the Catholic Church building complex, I met many people who were thrilled that the place is being fixed up because they have fond memories of the old adobe.

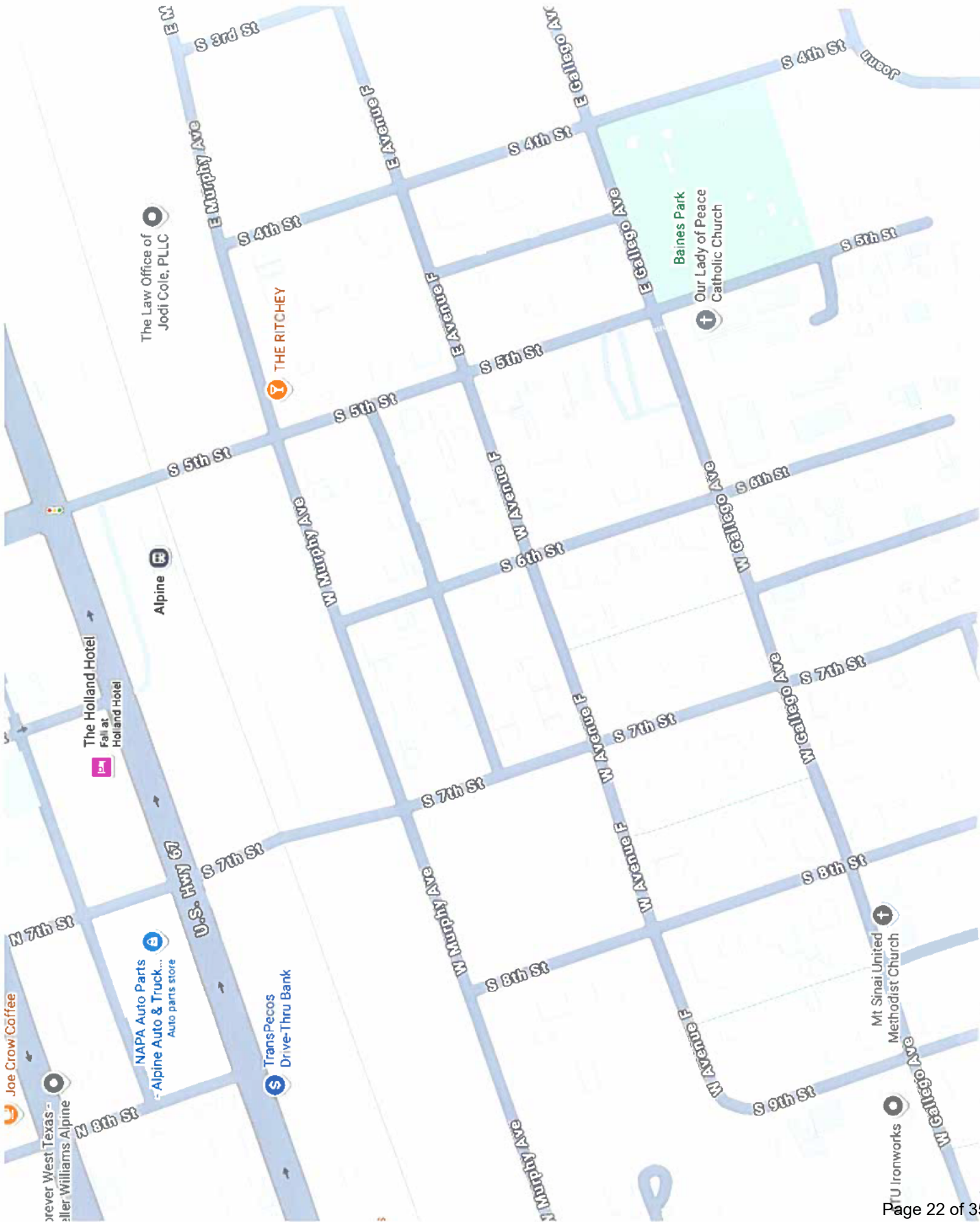
The adobe sits on my neighbors property to the South by about a foot and is too close to the street like a lot of homes on the South side of Alpine. I am in the process of buying about 6 feet from my neighbors property to the South so that the building is closer to code in that regard. My first step upon buying the property was to get the roof and walls repaired. I've also replaced all 6 windows. I have included in this variance package my permits to do those repairs.

My final goal will not enlarge the current foot print of the building. It will have a living room, kitchen, bedroom and tiny bath. I will be submitting a complete plan for the construction when I get permission to continue work on repairs. I will need electricity, plumbing and water hooked up to bring the place to life again. At one time it had all of those things. I plan to conform to all building codes for safety and my home will not change the traffic or tranquility of the neighborhood. The street will be enhanced by the restoration of this little historic adobe. I have invested my money and months of time towards the dream of fixing up this old place. Please consider allowing me to continue to realizing my vision for this property.

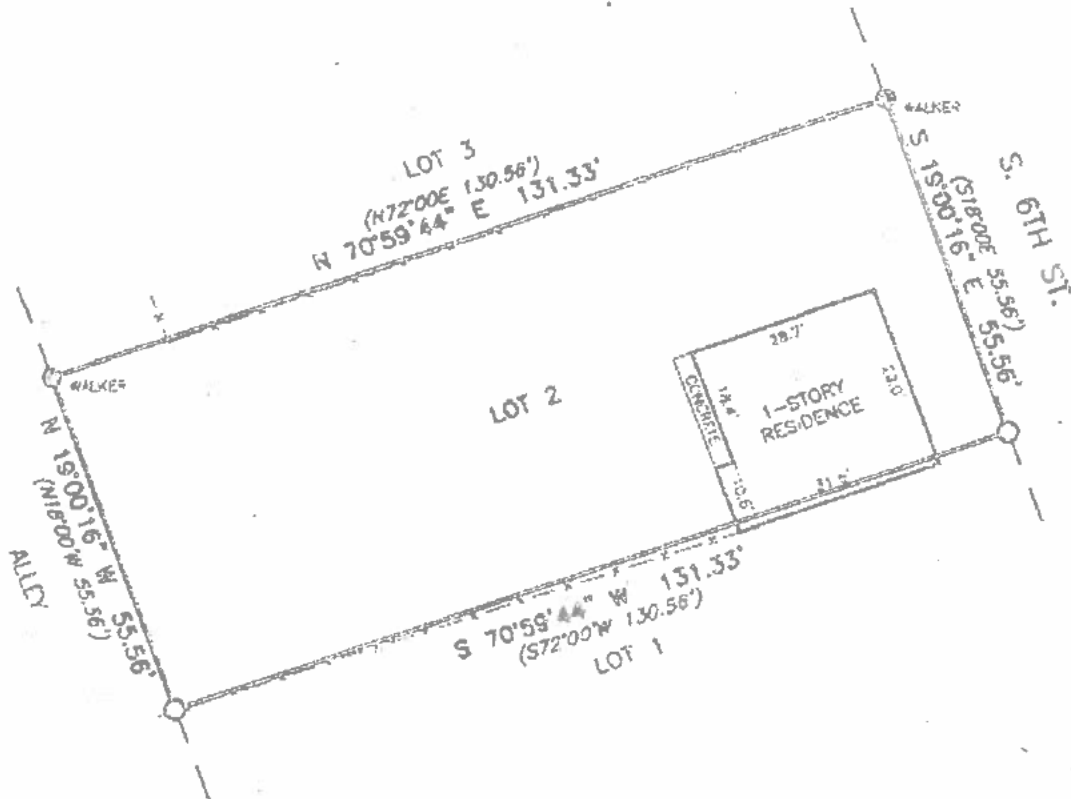
Sincerely,

Nancy Whitlock





LOT 2, BLOCK 76, ORIGINAL TOWN OF ALPINE, PLAT ON FILE IN VOLUME 2, PAGE 97,  
 DEED RECORDS OF BREWSTER COUNTY, TEXAS  
 407 S. 6TH ST. ALPINE, TEXAS



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

**LEGEND**

- IRON ROD FOUND [CAPPED AS NOTED]
- CAPPED IRON ROD SET [5911]
- ( ) RECORD INFORMATION

HEARING BASIS: WGS 84



ACCORDING TO FEMA FIRM MAP PANEL 4802850002B, DATED 11/16/1990, THIS TRACT APPEARS TO LIE WITHIN ZONE X [AREAS OUTSIDE OF 500-YR FLOODPLAIN].

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL ON THE GROUND SURVEY AND THAT THE LINES AND CORNERS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Kevin Mueller*  
 8-3-2025

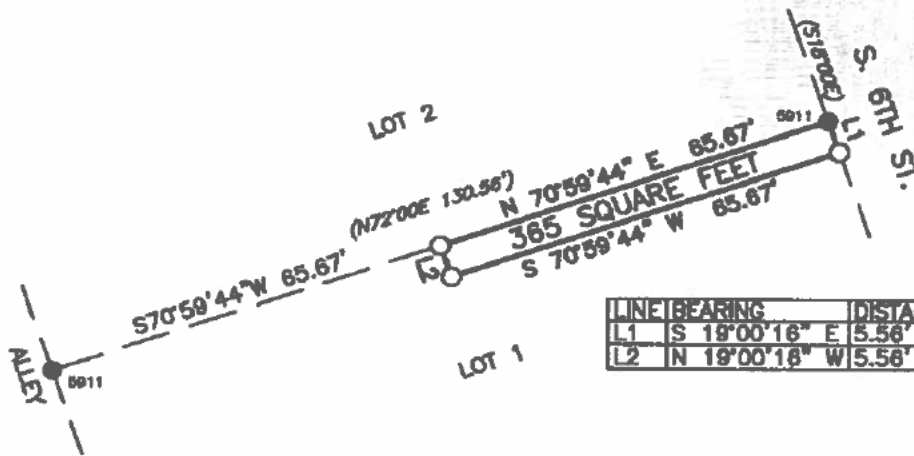
KEVIN MUELLER  
 105 N. COCKRELL  
 (432) 538-2115  
 KEVIN.MUELLER@SAWTOOTHSURVEY.COM

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

# SURVEY PLAT

385 SQUARE FEET OUT OF LOT 1, BLOCK 76, ORIGINAL TOWN OF ALPINE  
PLAT ON FILE IN VOLUME 2, PAGE 97, DEED RECORDS OF BREWSTER COUNTY, TEXAS

## ALPINE, TEXAS



LINE	BEARING	DISTANCE
L1	S 18°00'16" E	5.56'
L2	N 18°00'18" W	5.56'

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

### LEGEND

- IRON ROD FOUND [CAPPED AS NOTED]
- CAPPED IRON ROD SET [5911]
- ( ) RECORD INFORMATION

BEARING BASIS: WGS 84



I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL ON THE GROUND SURVEY AND THAT THE LINES AND CORNERS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

9-28-2025

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

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

**365 SQUARE FEET**

**365 SQUARE FEET OUT OF LOT 1, BLOCK 76, ORIGINAL TOWN OF ALPINE, PLAT ON FILE IN VOLUME 2, PAGE 97, DEED RECORDS OF BREWSTER COUNTY, TEXAS, SAID 365 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a capped iron rod [5911] found in the west right-of-way line of S. 6<sup>th</sup> St. for the common east corner of Lots 1 and 2 of said Block 76, and **POINT OF BEGINNING** of the herein described tract;

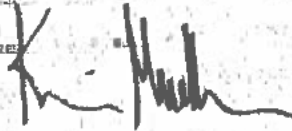
**THENCE** with the west right-of-way line of said S. 6<sup>th</sup> St. and east line of said Lot 1,  $S 19^{\circ}00'16'' E$ , a distance of 5.56 feet to a capped iron rod [5911] set for the southeast corner of the herein described tract;

**THENCE** over and across said Lot 1 the following two (2) courses:

- 1)  $S 70^{\circ}59'44'' W$ , a distance of 65.67 feet to a capped iron rod [5911] set for the southwest corner of the herein described tract, and
- 2)  $N 19^{\circ}00'16'' W$ , a distance of 5.56 feet to a capped iron rod [5911] set in the common line of said Lots 1 and 2 for the northwest corner of the herein described tract, from which a capped iron rod [5911] found for the common west corner of said Lots 1 and 2 bears,  $S 70^{\circ}59'44'' W$ , a distance of 65.67 feet;

**THENCE** with the common line of said Lots 1 and 2,  $N 70^{\circ}59'44'' E$ , a distance of 65.67 feet to the **POINT OF BEGINNING** of the herein described tract, containing **365 SQUARE FEET** of land, more or less.

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



9-28-2025

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



**PLANNING & ZONING COMMISSION AGENDA ITEM REPORT**

**February 23, 2026**

Agenda Item No. 6C

Department: Building Services

Sponsor: Jessica Isley, Building Official

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



---

**AGENDA ITEM**

---

Approve Variance 2026-02-02, a variance which would allow the applicants, David Collier and Gregory O’Neal, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 25 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the property line, which typically does not meet the requirements for a residential lot under the City’s Code. The nonconforming subject in question was established prior to adoption of the City’s Code and setback requirements. The subject property is located at 202 W. Gallego Ave and is legally described as Block 76, Lots 6–8, East 42 of Lots 6, 7, and 8, Original Town to the City of Alpine, Brewster County, Texas. The property owner of record is David Collier and Gregory O’Neal. The property ID of the subject property is 12255. The current zoning classification of the property is R-4 Mobile Home District. If the variance is approved, the zoning classification of the subject property will be R-4 Mixed Residential District. (J. Isley, Building Official)

---

**EXECUTIVE SUMMARY**

---

None

---

**SUPPORTING MATERIALS**

---

1. VARIANCE -202 W GALLEGO - COLLIER, DAVID\_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



# APPLICATION FOR VARIANCE

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)  
\*Application must be completely filled out.

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

Address of Property <u>202 W. Gallego Ave.</u>		Acreage of Site <u>0.161 ac</u>	
Legal Description <u>OT, Block 76, Lot 6-8 East 1/2 of 6, 7, 8 (old Bakery Bldg)</u>			
Property Owner <u>David Collier, Gregory O'Neal</u>		Contact Name <u>David Collier</u>	
Primary Telephone Number			
Mailing Address <u>1039 Erin Dr. Dallas, TX. 75218</u>		City, State, Zip <u>Dallas TX. 75218</u>	
Project for which Variance is sought <u>set back Variance / remodel of existing building</u>			
Applicable Section/Subsection Ordinance <u>Appendix C zoning section 4 / #3</u>			
Specific Use of the Property <u>2nd home / residential</u>			
Existing uses of Adjacent Properties <u>residential</u>			

(CHECK ONE & INCLUDE SUPPORTING MATERIAL ON CHECKLIST)

DEVELOPMENT     BUILDING     SIGN

*Variance—A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal authorized only for height, area and size of structure or size of yards and open spaces; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district.*

*\*Nearby violations. Nearby encroachments into setbacks, even if similar to the request variance, do not provide grounds for granting variance.*

## 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.

[Signature]  
Signature of Owner

David Collier owner  
Printed Name & Title

1-21-26  
Date

## VARIANCE CHECKLIST

*Variance applications that do not include all of the following information cannot be accepted for review*


**LETTER JUSTIFYING REQUEST:** *Please see attached*

- Provide a special individual reason that makes the strict application of the ordinance impractical.
- Prove that there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of the ordinance would deprive the applicant of the reasonable use of his land.
- Describe the specific hardships that would be incurred by the applicant should the variance not be granted.
- Show how the modification is in conformity with the intent and purpose of the ordinance.
- Demonstrate how the granting of the variance will not be detrimental to the public health, safety, convenience or welfare, or injurious to the property in the area.
- Demonstrate that the granting of the variance will not create the probability of harmful environmental consequences.
- Discuss probable effect of variance on traffic conditions.
- Demonstrate that the granting of the variance will not have the effect of preventing the orderly development of other land in the area accordance with the provisions of the ordinance.

**SUPPORTIVE MATERIAL:**

- General location map.
- Copy of plat, lot layout, site plan, etc.
- Scaled drawing(s) of proposed changes associated with variance to plat, lot layout, site plan, etc. (Such location of encroachment in setback, location of excessive cut and fill etc.)
- Sketch of structures, site work, etc. related to variance (such as the type of fence encroaching in a setback, cross-section, of excessive cut & fill, depiction of sign not allowed by ordinance, etc.)
- Supportive letters from the approving agencies (such as Fire Dept., Municipal Utility District, Texas Department of Transportation, etc.) as necessary.

### FOR STAFF USE ONLY

Date Application <i>01/26/26</i>	Permit No. <i>26-008321</i>	Total Fees <i>\$500.00</i>
Reason <i>Variance for non conforming structure</i>		
Planning & Zoning meeting date (Public Hearing) <i>02/23/26</i>	Notes 	<b>PAID</b> <i>check!</i>

**VARIANCE CHECKLIST ITEMS**

**VARIANCE CHECK LIST:**

- **PROVIDE A SPECIAL INDIVIDUAL REASON THAT MAKES THE STRICT APPLICATION OF THE ORDINANCE IMPRACTICAL:**

The property has historical significance to the region as designated by The Archives of the Big Bend dedication plaque embedded within the home's front walkway.

- **PROVE THAT THERE ARE SPECIAL CIRCUMSTANCES OR CONDITIONS AFFECTING THE LAND INVOLVED SUCH THAT THE STRICT APPLICATION OF THE PROVISIONS OF THE ORDINANCE WOULD DEPRIVE THE APPLICANT OF THE REASONABLE USE OF HIS LAND:**

In accordance with The Archives of the Big Bend registration and description of the dwelling, the home was placed on this original site and located onto the property in 1945 as a commercial building (Martinez Grocery – neighborhood grocery / market). The commercial property was converted to a residential property in 1994 by which the exterior was restored as is, and only the interior of the once commercial space was remodeled to allow residential living.

- **DESCRIBE THE SPECIFIC HARDSHIPS THAT WOULD BE INCURRED BY THE APPLICANT SHOULD THE VARIANCE NOT BE GRANTED:**

The property was purchased due to the historic nature, importance to the community, and opportunity to both preserve and restore. Due to the current state of the exterior of the stucco dwelling, it appears that to preserve this historic dwelling leaving the home in its original location is detrimental to keeping the exterior intact.

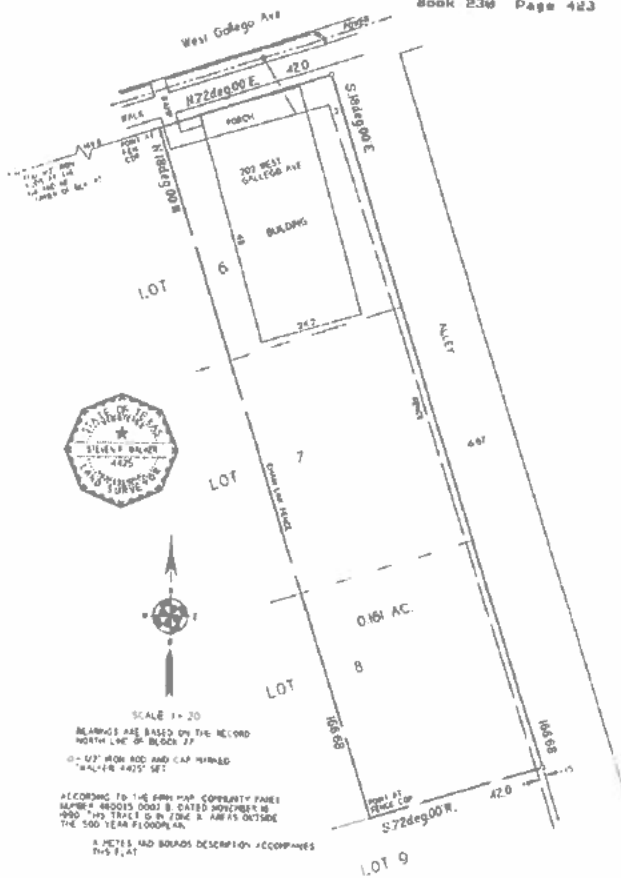
- **SHOW HOW THE MODIFICATION IS IN CONFORMITY WITH THE INTENT AND PURPOSE OF THE ORDINANCE:**

All that is being asked to consider is to keep the existing building in its original location since 1945.

- DEMONSTRATE HOW THE GRANTING OF THE VARIANCE WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, CONVENIENCE OR WELFARE, OR INJURIOUS TO THE PROPERTY IN THE AREA:  
Zero changes to the front of the building's exterior, walkways, entrances or exits, or sidewalks will be changed and remains as is and its original state. Thus, there are no elevation changes or material changes proposed at the street level.
- DEMONSTRATE THAT THE GRANTING OF THE VARIANCE WILL NOT CREATE THE PROBABILITY OF HARMFUL ENVIRONMENTAL CONSEQUENCES:  
Zero changes to proposed facade nor additions to the exterior, thus there are no new environmental elements being introduced.
- DISCUSS PROBABLE EFFECT OF VARIANCE ON TRAFFIC CONDITIONS:  
This property will ultimately be a one-bedroom home to be used as our personal second home which should not affect current traffic conditions.
- DEMONSTRATE THAT THE GRANTING OF THE VARIANCE WILL NOT HAVE THE EFFECT OF PREVENTING THE ORDERLY DEVELOPMENT OF OTHER LAND IN THE AREA ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE:  
Since the property has been used as a residence since 1994, there should be no impact or change that would affect the area, neighborhood, or community.

# Exhibit "A"

Book 236 Page 423



PLAT of a survey of the East 42.0 feet of Lots 6, 7, and 8, Block 76 Original Townsite of Alpine, as per a plat on file in Envelope 3184, Plat Records in the office of the County Clerk, Brewster County, Texas.

I hereby certify that this plat represents the results of an actual survey on the ground made by me and that the lines and corners found on the site are correct to the best of my knowledge and belief.

*Steven D. Walker*  
 Steven D. Walker  
 Registered Professional Land Surveyor #4475  
 Date April 29, 2008

WALKER LAND SURVEYING  
 405 E. Ave. B  
 Alpine, TX  
 79830  
 432.837.7272

# Exhibit "B"

## METES AND BOUNDS

THE STATE OF TEXAS

THE COUNTY OF BREWSTER

Metes and bounds description of a 0.161 acre tract of land, being the East 42.0 feet of Lots 6, 7 and 8, Block 76, Original Townsite of Alpine, as per a plat on file in Envelope #184, Plat Records, in the office of the County Clerk, Brewster County, Texas, said 0.161 acre tract being more particularly described as follows:

BEGINNING at a 1/4" iron rod and cap marked "WALKER 4425" set for the Northeast corner of said Lot 6 and the Northeast corner of this tract;

THENCE South 18deg.00' East 166.68 feet to a 1/4" iron rod and cap marked "WALKER 4425" set for the Southeast corner of Lot 8 and the Southeast corner of this tract;

THENCE South 72deg.00' West 42.0 feet to a point at a fence corner for the Southwest corner of this tract;

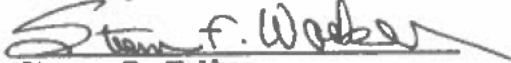
THENCE North 18deg.00' West 166.68 feet to a point at a fence corner in the North line of said Lot 6 for the Northwest corner of this tract;

THENCE North 72deg.00' East 42.0 feet to the point of beginning.

Bearings are based on the monumented North line of Block 77, Original Townsite.

A plat of this survey accompanies this description.

I hereby certify that the foregoing description represents the results of an actual survey on the ground made by me or under my direct supervision and that the lines and corners found or set are true and correct to the best of my knowledge and belief.



Steven F. Walker

Registered Professional Land Surveyor #4425

Date: April 29, 2008

Exhibit "A"



Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2026 Google 100 ft



## 202 W Gallego Ave

Building



Directions



Save



Nearby



Send to  
phone



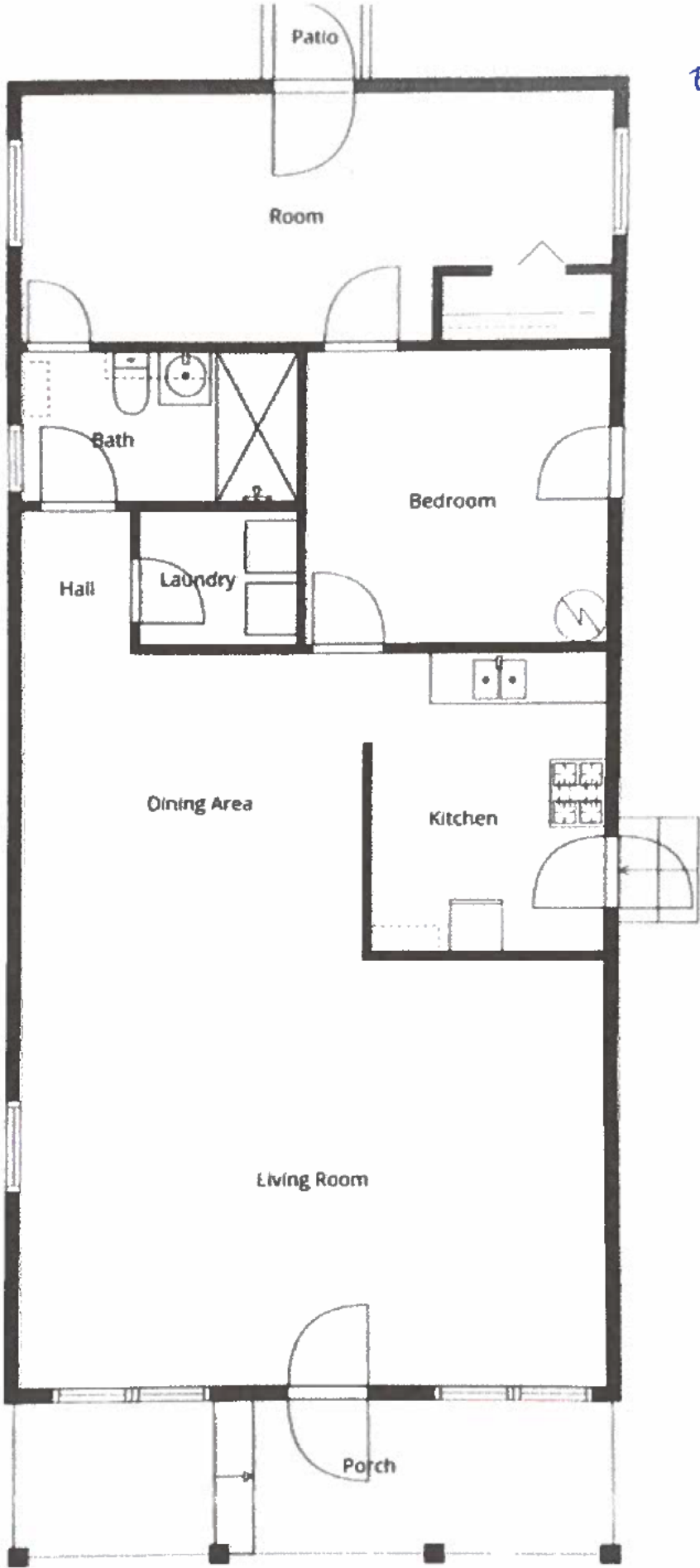
Share

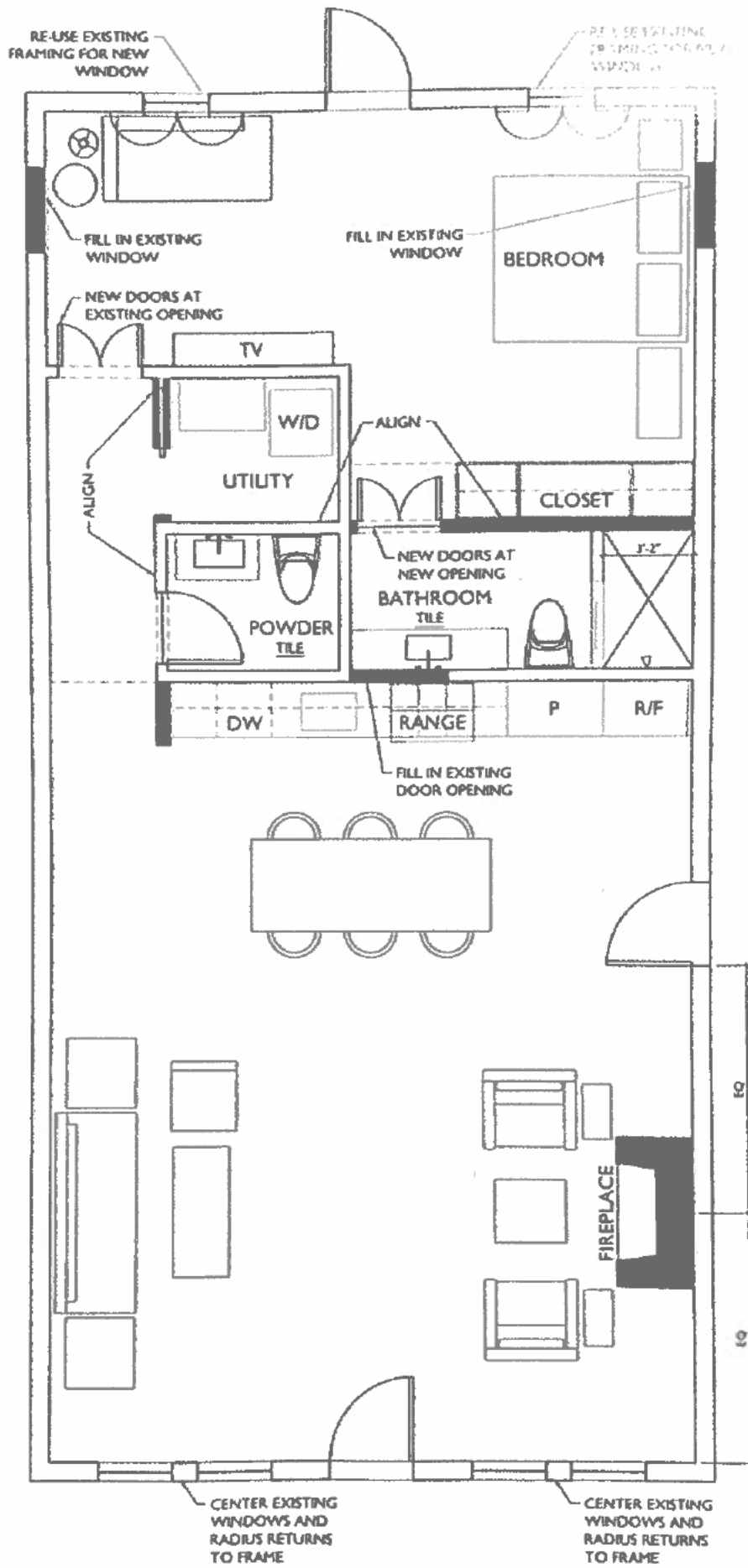


202 W Gallego Ave, Alpine, TX 79830

## Photos

Existing layout.





**RENOVATION PLAN**  
**NTS 01.04.26**