



**CITY OF ALAMO HEIGHTS**  
**COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**  
**6116 BROADWAY**  
**SAN ANTONIO, TX 78209**  
**210-826-0516**

**Planning & Zoning Commission Meeting**  
**Monday, July 14, 2025 – 5:30 P.M.**

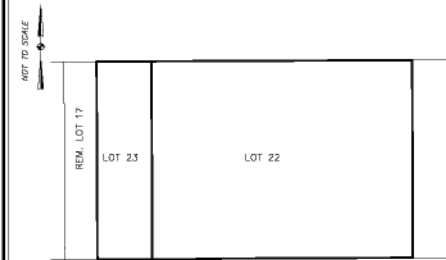
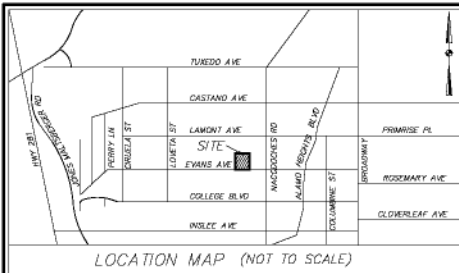
Take notice that a special Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Monday, July 14, 2025 at 5:30pm** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

**INSTRUCTIONS FOR TELECONFERENCE:** Members of the public may also participate via audio by dialing 1-346-248-7799 and entering Meeting ID 89047228116. If you would like to speak on a particular item, when the item is considered, press \*9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

**Case No. 451** – Public hearing, consideration, and action regarding the request of Courtney Collins & Barrett Tuttle, owners, to replat the properties identified as **CB 4024 BLK 179 LOT 22**, also known as 415 Evans Ave, and **CB 4024 BLK 179 LOT 23**, also known as 423 Evans Ave.

The City Council of the City of Alamo Heights will conduct a public hearing on **Thursday, July 24, 2025 at 8:30am** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.



EVANS ROAD

#### AREA BEING REPLATTED

0.774 ACRES WAS PREVIOUSLY PLATTED AS LOTS 22 AND 23, BLOCK 179, COUNTY BLOCK 4024 BY PLAT OF EVANS AVENUE ADDITION RECORDED IN VOLUME 20003, PAGE 2009, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

#### LEGEND:

R.O.W. = RIGHT OF WAY  
ESM'T. = EASEMENT  
AC. = ACRES  
C. = CENTERLINE  
C.B. = COUNTY BLOCK  
P.R. = PLAT RECORDS  
DR = DEED RECORDS, BEXAR COUNTY, TEXAS  
DPR = DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS  
RPR = REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS  
REM. = REMAINDER  
VOL. = VOLUME  
PG. = PAGE(S)  
--- = ORIGINAL LOT LINE  
• = FOUND 1/2" IRON ROD  
○ = SET 1/2" IRON ROD WITH PLASTIC CAP (MLS Co)  
( ) = RECORD DATA

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY EMPLOYEES OF MAVERICK LAND SURVEYING, UNDER MY SUPERVISION.

#### PRELIMINARY

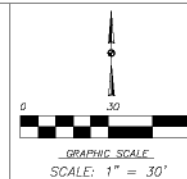
This document shall not be recorded for any purpose.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5846

**SURVEYOR'S NOTES:**  
1. ALL LOT CORNERS FOUND OR SET AS INDICATED.  
2. THE BASIS OF BEARINGS IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM ZONE 4204.  
3. SET IRON RODS ARE CAPPED WITH AN ORANGE PLASTIC CAP STAMPED "MLS CO RPLS 4812". SET MAG NAILS HAVE AN IDENTIFYING WASHER STAMPED "MLS CO RPLS 4812".

**IMPACT-FEE PAYMENT DUE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT.  
ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

#### CPSS/SAWS/CSOSA UTILITY NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENDORSEMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
3. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



**Maverick**  
**Land Surveying Co.**  
1855 Lockhill-San Antonio, Suite 105  
San Antonio, Texas 78213  
210-342-9455  
FAX-210-342-9024  
TOLPS FIRM No. 10132700

PRINT DATE: JUNE 17, 2025  
SURVEY DATE: MARCH 27, 2025  
MLS JOB No.: 59087-0010

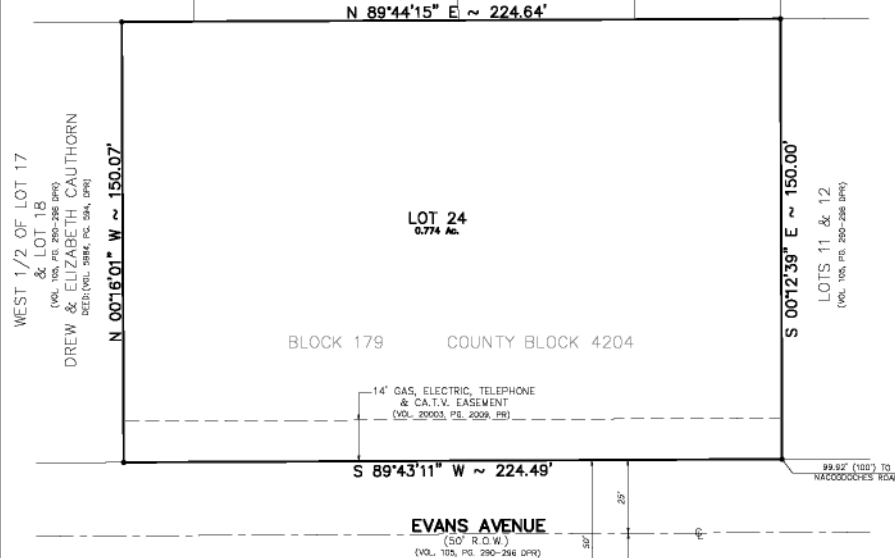
LOT 3 & 4  
(VOL. 105, PG. 290-296 DPR)

LOT 5 & WEST 40'  
OF LOT 6  
(VOL. 105, PG. 290-296 DPR)  
JOYCE M. GRIFFIN  
LIVING TRUST  
DEED (VOL. 15917, PG. 1598, DPR)

EAST 10' OF LOT 6  
& LOT 7  
(VOL. 105, PG. 290-296 DPR)  
RODNEY CHAN  
DEED (VOL. 16913, PG. 1042, DPR)

LOT 8  
(VOL. 105, PG. 290-296 DPR)

LOT 9 & 10  
(VOL. 105, PG. 290-296 DPR)



#### REPLAT ESTABLISHING EVANS AVENUE ADDITION

ESTABLISHING LOT 24, BLOCK 179, COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: COURTNEY COLLINS &  
BARRETT TUTTLE  
ADDRESS: 415 EVANS AVENUE  
ALAMO HEIGHTS, TEXAS 78209  
TELEPHONE: 658-624-3337

COURTNEY COLLINS - OWNER LOT 22 & 23

BARRETT TUTTLE - OWNER LOT 22 & 23

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
COURTNEY COLLINS & BARRETT TUTTLE, KNOWN TO ME 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 CONSIDERATIONS THEREIN  
EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2025,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
THIS PLAT OF \_\_\_\_\_ EVANS AVENUE ADDITION \_\_\_\_\_ HAS BEEN SUBMITTED  
TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF ALAMO  
HEIGHTS, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2025

BY: \_\_\_\_\_ CHAIR

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR  
THIS PLAT OF \_\_\_\_\_ EVANS AVENUE ADDITION \_\_\_\_\_ HAS BEEN SUBMITTED  
TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS,  
TEXAS, AND THE GOVERNING BODY OF SUCH CITY, AND IS HEREBY APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2025

BY: \_\_\_\_\_ MAYOR