



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

**Planning & Zoning Commission Meeting  
Monday, April 01, 2024 – 5:30 P.M.**

Take notice that a regular Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Monday, April 01, 2024 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. 436** – Public hearing, consideration, and action will take place on **Monday, April 01, 2024 at 5:30pm** regarding a request to replat the properties identified as **CB 4024 BLK 179 LOT 16 AND E 25FT of 17**, also known as **423 Evans Ave**, and **CB 4024 BLK 179 LOT 21** also known as **415 Evans Ave**.

The City Council of the City of Alamo Heights will conduct a public hearing on **Tuesday, April 09, 2024 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

# **Maverick** **Land Surveying Co.**

1856 Lockhill-Selma, Suite 105, San Antonio, Texas 78213  
Phone: (210) 342-9455 Fax: (210) 342-9524

March 11, 2024

City of Alamo Heights  
6116 Broadway  
Alamo Heights, TX 78209

Attention: Lety Hernandez-Community Development Services Director

Reference: Evans Avenue Addition Replat  
Owner: Courtney Collins

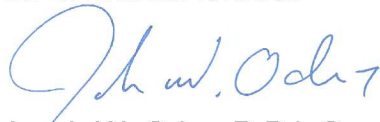
Dear Mrs. Hernandez:

On behalf of the Owner, Courtney Collins, we hereby request that the City of Alamo Heights allow the final plat of the above referenced subdivision (reduced copy attached) to be reviewed, processed and heard by the City Planning and Zoning Commission and City Council. The purpose of the replat is to reposition the lot line between 415 and 423 Evans Avenue. We are currently working on obtaining City of Alamo Heights Purveyor Letter, and both CPS Energy and SAWS letter of certifications.

Thank you for your consideration of this request. If you have any questions or need additional information, please give me a call.

Sincerely,

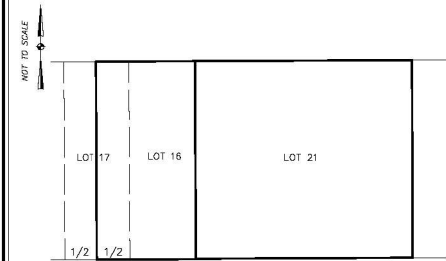
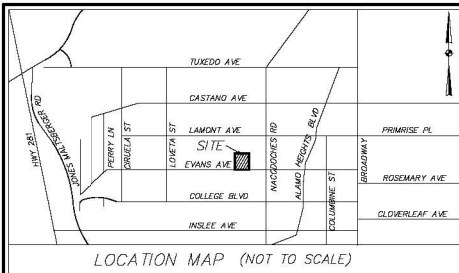
MAVERICK LAND SURVEYING CO.  
TBPLS FIRM No. 10132700



Jacob W. Oder, R.P.L.S.  
Project Manager

**Attached:**

One jump drive with PDF copy of application material and replat  
2 Plan packets: Application, existing site conditions and owners deed  
Two full size paper copies of replat and two reduced copies  
Project Review fee for \$400.00



EVANS ROAD

#### AREA BEING REPLATTED

1.275 ACRES WAS PREVIOUSLY PLATTED AS LOTS 16 AND 17, BLOCK 179, COUNTY BLOCK 4024 BY ANTIQUATED PLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 105, PAGES 4-10, MODIFIED IN VOLUME 105, PAGES 176-182 AND AMENDED IN VOLUME 105, PAGES 290-296, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND AS LOT 21, BLOCK 179, COUNTY BLOCK 4024 ACCORDING TO THE REPLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 9716, PAGE 119, SAID DEED AND PLAT RECORDS.

#### LEGEND:

R.O.W. = RIGHT OF WAY  
E.S.M.T. = EASEMENT  
AC. = ACRES  
C = CENTERLINE  
C.B. = COUNTY BLOCK  
DR = DEED RECORDS, BEAR COUNTY, TEXAS  
DPR = DEED & PLAT RECORDS, BEAR COUNTY, TEXAS  
RPR = REAL PROPERTY RECORDS, BEAR 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 BEAR

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.

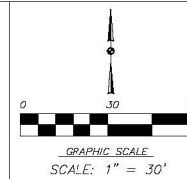
#### PRELIMINARY

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 4612". SET MAG NAILS HAVE AN IDENTIFYING WASHER STAMPED "MLS CO RPLS 4612".

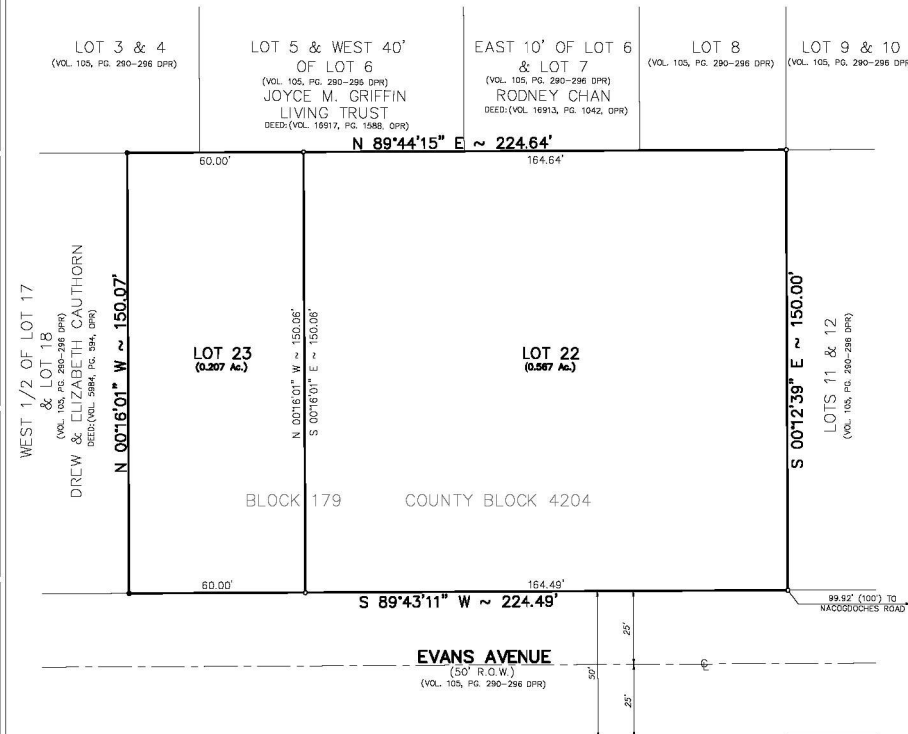
**IMPACT FEE PAYMENT DUE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**GPS/SANW/COGA 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 AMEND, 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.**  
1835 Lockhill-Spring, Suite 105  
San Antonio, Texas 78213  
210-342-9455  
FAX-210-342-9524  
TBLPS FIRM No. 10132700

PRINT DATE: MARCH 11, 2024  
SURVEY DATE: NOVEMBER 9, 2023  
MLS JOB No.: 59087-0002



#### REPLAT ESTABLISHING EVANS AVENUE ADDITION

BEING A TOTAL OF 0.774 ACRE PREVIOUSLY PLATTED AS LOTS 16 AND 17, BLOCK 179, COUNTY BLOCK 4024 BY ANTIQUATED PLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 105, PAGES 4-10, MODIFIED IN VOLUME 105, PAGES 176-182 AND AMENDED IN VOLUME 105, PAGES 290-296, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND AS LOT 21, BLOCK 179, COUNTY BLOCK 4024 ACCORDING TO THE REPLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 9716, PAGE 119, SAID DEED AND PLAT RECORDS.

ESTABLISHING LOT 22 AND 23, BLOCK 179, COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEAR  
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 78009  
TELEPHONE: 956-624-3337

COURTNEY COLLINS - OWNER LOT 21

BARRETT TUTTLE - OWNER LOT 21

STATE OF TEXAS  
COUNTY OF BEAR

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. 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEAR  
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: OR PROPERTIES LTD.  
OWNER: JAMES W. COLLINS, CHAIRMAN  
ADDRESS: 500 E. LAKEVIEW DRIVE  
MCALLEN, TEXAS 78501  
TELEPHONE: 956-624-3337

OR PROPERTIES LTD - OWNER LOT 16 & EAST 1/2 OF LOT 17

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
JAMES W. COLLINS, 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. 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEAR  
THIS PLAT OF \_\_\_\_ GRANT WESTOVER ESTATES \_\_\_\_ 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. 2024

BY: \_\_\_\_ CHAIR

BY: \_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEAR  
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. 2023

BY: \_\_\_\_ MAYOR






# 415 & 423 Evan Ave

Existing Conditions. Note house on 423 Evans Road no longer exists.

 ServMEDD Health Solutions

## Legend

-  415 Evans Ave
-  Hts
-  ServMEDD Health Solutions

HOUSE NO  
LONGER EXISTS  
ON 423 EVANS AVE.

PURPOSE OF  
REPLAT IS MOVE  
THE EXISTING LOT  
LINE WEST 15 FEET

423 Evans Ave.

415 Evans Ave.

Evans Ave

