HISTORIC AND DESIGN REVIEW COMMISSION
September 04, 2024

HDRC CASE NO:	**2024-294**
ADDRESS:	1902 W MISTLETOE
LEGAL DESCRIPTION:	NCB 1964 BLK 2 LOT 20
ZONING:	R-6, H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Isabel Rodriguez
OWNER:	Isabel Rodriguez
TYPE OF WORK:	Rear addition construction
APPLICATION RECEIVED:	August 13, 2024
60-DAY REVIEW:	October 12, 2024
CASE MANAGER:	Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 672-square-foot rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*— Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

FINDINGS:

a. The property located at 1902 W Mistletoe is a one-story, single-family Minimal Traditional structure constructed c. 1940 and first appears in the 1951 Sanborn Map. The structure features a stone cladding, one-over-one wood windows and a side gable composition shingle roof. This property contributes to the Monticello Park Historic District.
b. CONCEPTUAL APPROVAL – The applicant received conceptual approval from the HDRC on July 17, 2024, with the following stipulations:
    i. That the applicant submits fully dimensioned drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness. ***This stipulation has been met.***
    ii. That the applicant incorporate window openings on the east, west, and south facades that feature traditional dimensions and proportions as found within the Monticello Park Historic District. ***This stipulation has been met.***
    iii. That the applicant install a door on the east façade that conforms to the architectural style of the property. ***This stipulation has NOT been met.***
    iv. That the applicant meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable. ***This stipulation will remain through final approval.***
c. LOT COVERAGE – The applicant has proposed to construct an approximately 672-square-foot, 1-story rear addition. The total square footage of the primary structure and the proposed addition is approximately 1,948 square feet. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. The applicant has submitted documentation showing that the primary structure, plus the proposed addition will occupy approximately 24 percent of the total lot coverage. Staff finds the proposal consistent with the Guidelines.

d. MASSING AND FOOTPRINT – The applicant has proposed to construct an approximately 672-square-foot, 1-story rear addition. The primary structure is approximately 1,276 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposal consistent with the Guidelines.
e. ROOF – The applicant has proposed to install a hip roof connected to the rear slope of the existing side gable roof of the primary structure. The roof form of the addition will not be visible from W Mistletoe and will be visible from the public right-of-way on San Antonio Blvd. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposal generally appropriate.
f. ROOF MATERIAL – The applicant has proposed to install a composition shingle roof on the rear addition to match the existing roof material on the primary structure. Guideline 3.A.iii for Additions stipulates that original roofs should be matched in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile. Staff finds the proposal consistent with the Guidelines.
g. NEW WINDOWS AND DOORS (SIZE AND PROPORTION) – The applicant has proposed to install two one-over-one windows on the north façade, one (1) one-over-one window and one (1) door on the east façade, and three (3) one-over-one windows on the west façade. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed windows and door generally conforms to guidelines.
h. RELATIONSHIP OF SOLIDS TO VOIDS – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposed fenestration pattern generally appropriate.
i. MATERIALS (NEW WINDOWS AND DOORS) – The applicant has proposed to install wood one-over-one windows and one door on the proposed addition. Additions 3.A.i states to use materials that match in type, color, and texture and any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the material of the windows generally appropriate. Material specifications for the door will be required for review prior to the issuance of a Certificate of Appropriateness.
j. MATERIALS (FAÇADE) – The applicant has proposed to install stucco on the rear addition. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. The applicant should install stucco that features a smooth or hand-troweled finish. Staff finds the proposal consistent with the Guidelines.
k. ARCHITECTURAL DETAILS – The applicant has proposed to construct a 1-story rear addition. Guideline 4.A.ii for Additions states that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Guideline 2.A.v recommends that for side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Staff finds the proposal generally appropriate.

RECOMMENDATION:

Staff recommends approval of the request, based on findings a through k, with the following stipulations:

i. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval based on finding i. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate

vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

ii. That the applicant provide final door specifications to OHP staff for review prior to the issuance of a Certificate of Appropriateness based on finding i.

iii. That the proposed stucco exterior feature a smooth or hand-troweled finish based on finding j.

iv. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop

June 24, 2024

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Scope of Work

Room Addition - 1902 W Mistletoe Ave, San Antonio, TX (672 sq. ft.)

Project Address: 1902 W Mistletoe Ave, San Antonio, TX 78201

1.Site Evaluation
- Conduct a site visit and document existing conditions.

2. Design and Approval
- Develop design plans that align with historic district guidelines.
- Submit plans for Historic and Design Review Commission (HDRC) approval.
- Make necessary revisions based on HDRC feedback.

3. Permitting
- Submit building permit application to the City of San Antonio.
- Coordinate with utility companies as needed.

4. Construction
- Prepare the site, including any necessary demolition.
- Construct foundation and framing.
- Apply exterior finishes that match the existing structure.
- Complete interior finishes and extend utilities.
- Schedule and pass required inspections.

5. Project Management
- Develop and manage a project timeline and budget.

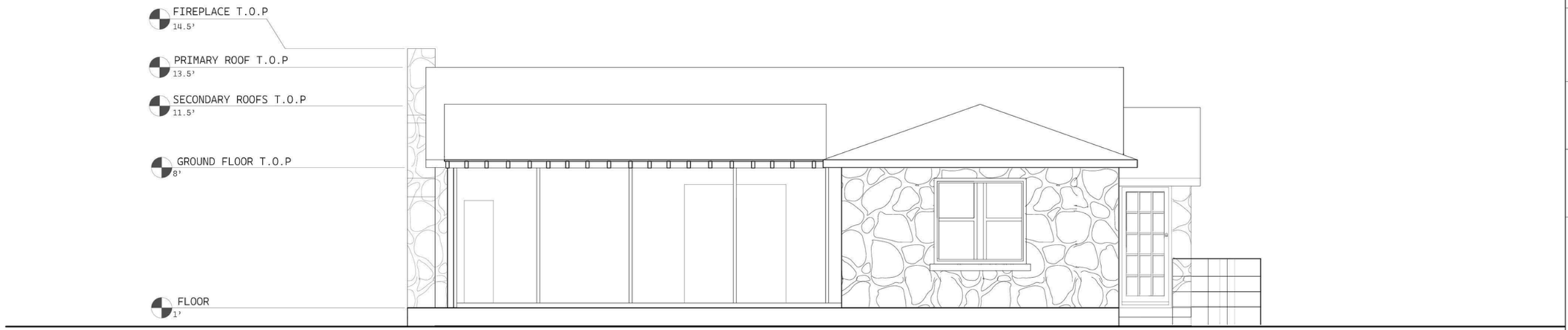
6. Finalization
- Conduct a walkthrough and address any concerns.
- Obtain final approval from HDRC.
- Provide the client with all project documentation.

Timeline: Dependent on permitting and approvals.
Budget:To be determined after design finalization.
Prepared By: Jacqueline Riel

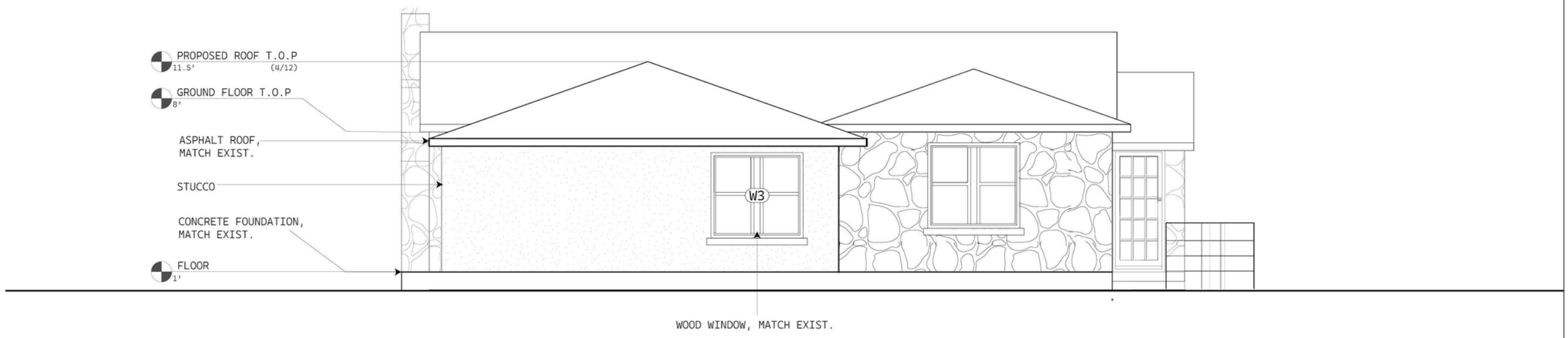

Front of House


Front of house -->
East

NORTH ELEVATION



NORTH ELEVATION PROPOSED



LIMESTONE

STUCCO

PROJECT:
1902 W MISTLETOE AVE.
SAN ANTONIO TX

CLIENT:
ISABEL RODRIGUEZ
CITY OF SAN ANTONIO

DATE:
8/8/2024

SCALE:
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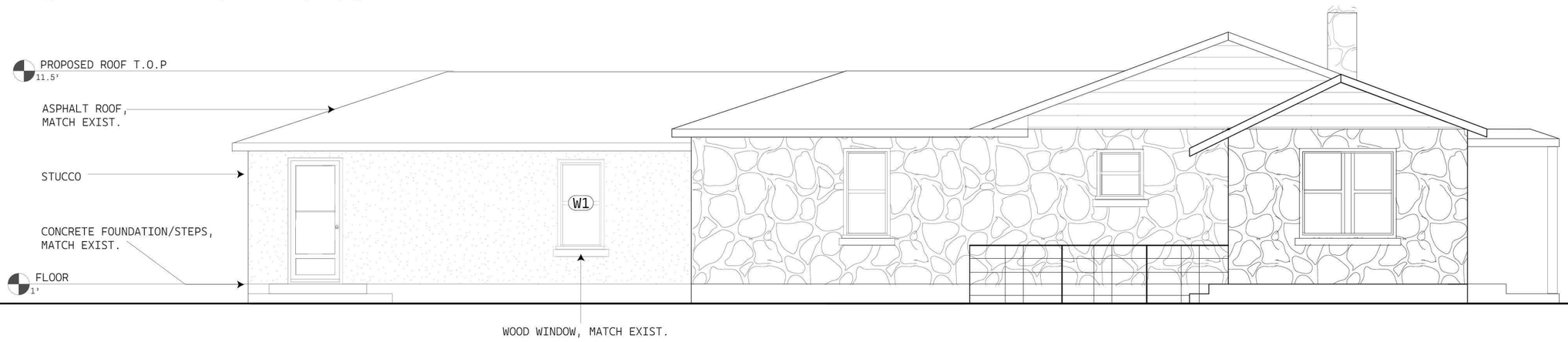
EAST ELEVATION

EAST ELEVATION PROPOSED



LIMESTONE

STUCCO

VINYL SIDING

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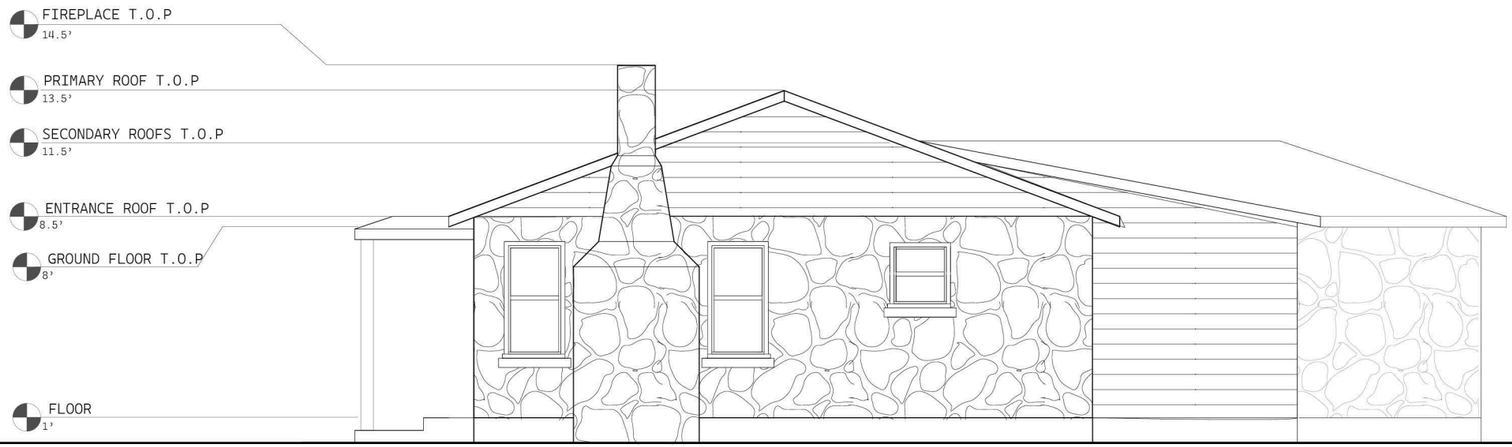
WEST ELEVATION



WEST ELEVATION PROPOSED

LIMESTONE

STUCCO

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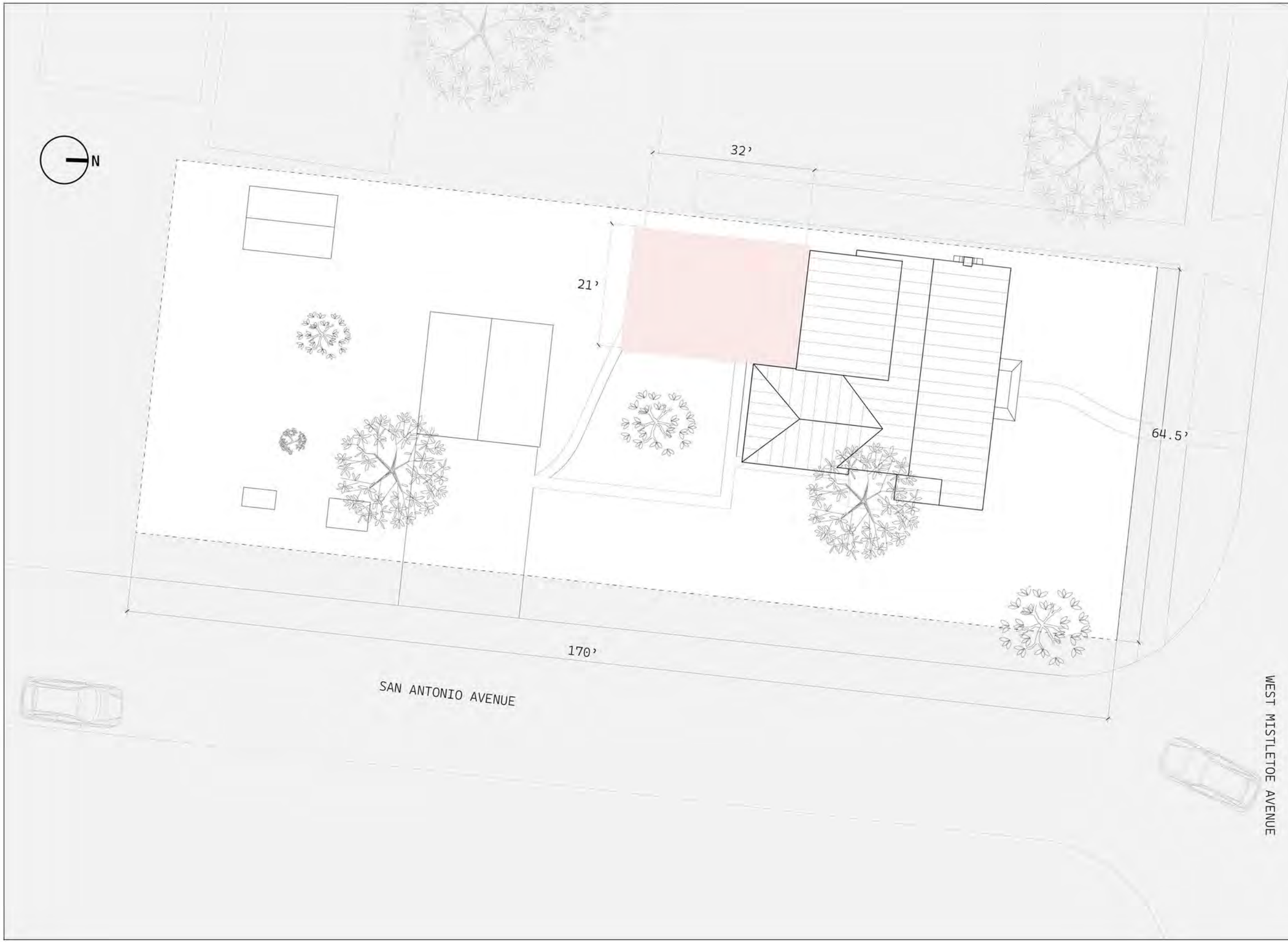

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CURRENT:
- 2 BED
- 1 BATH
- 1396 SQFT
- 8196 SQFT LOT

PROPOSED (+672 SQFT):
- 3 BED
- 2 BATH
- 2068 SQFT
- 8196 SQFT LOT

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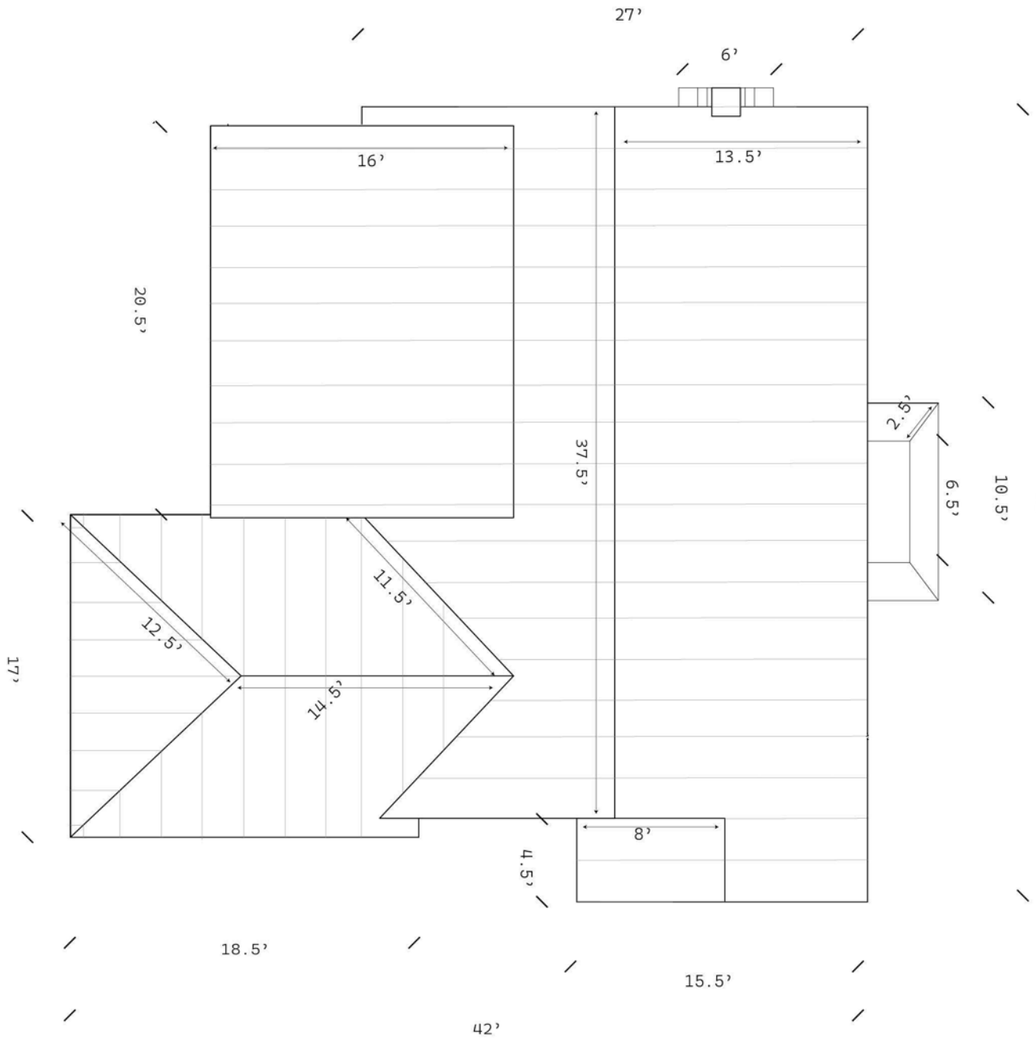
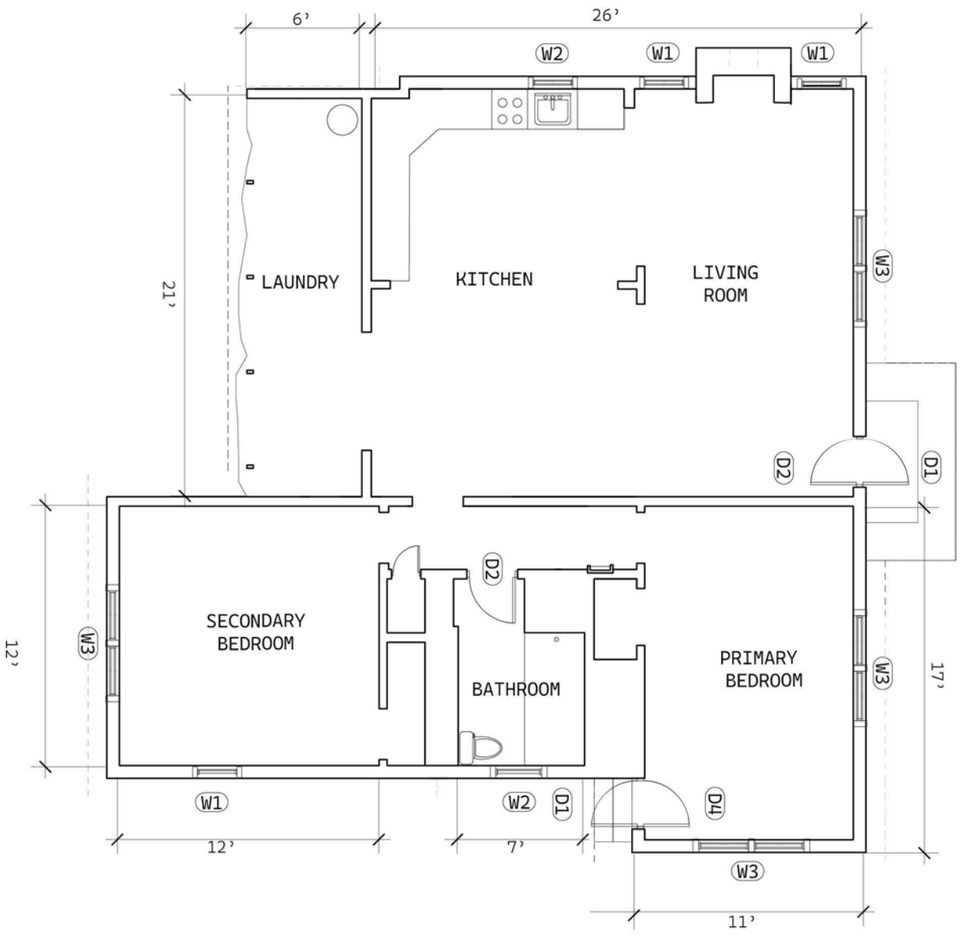
ROOF PLAN



FLOOR PLAN



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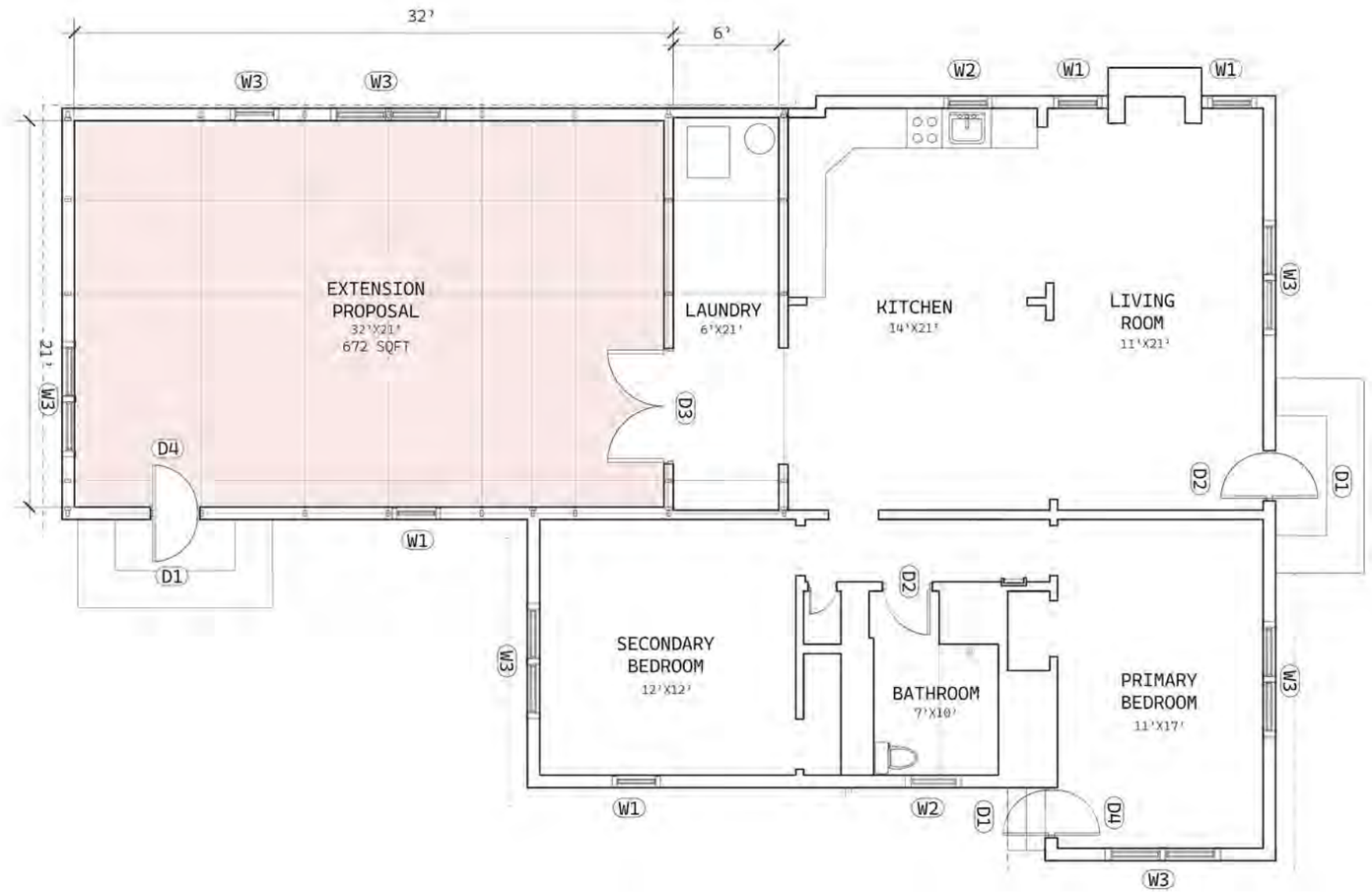

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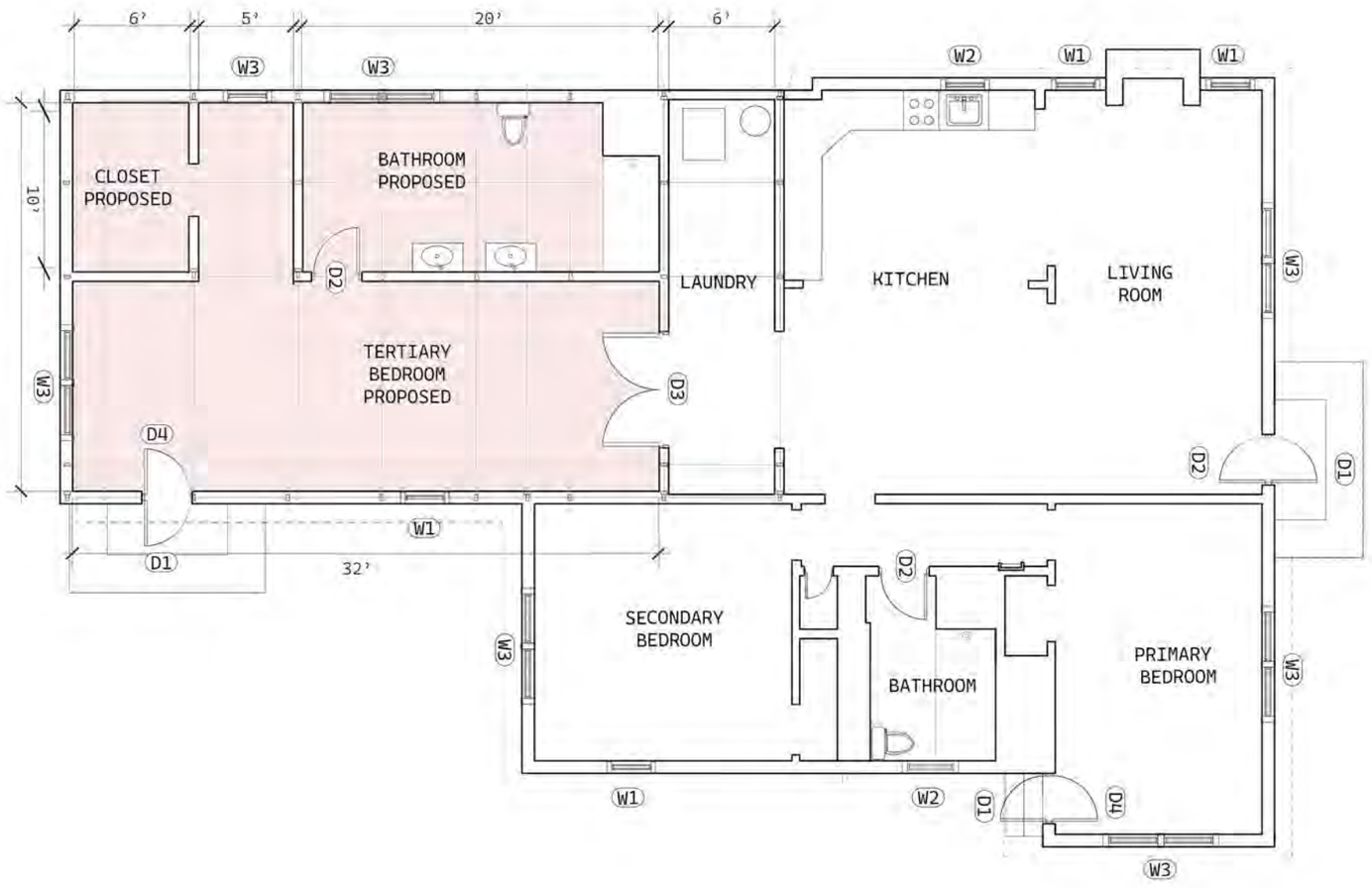

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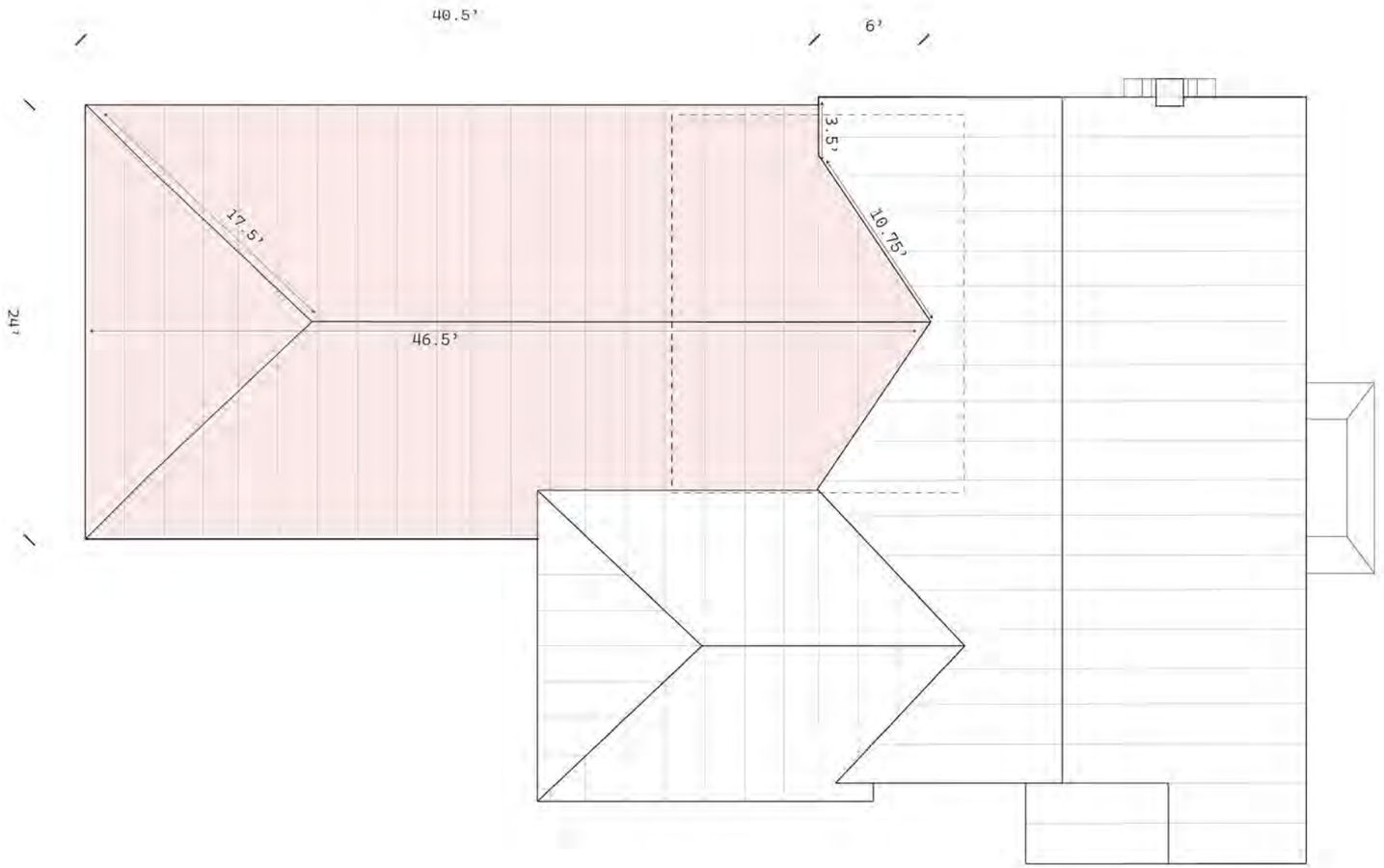

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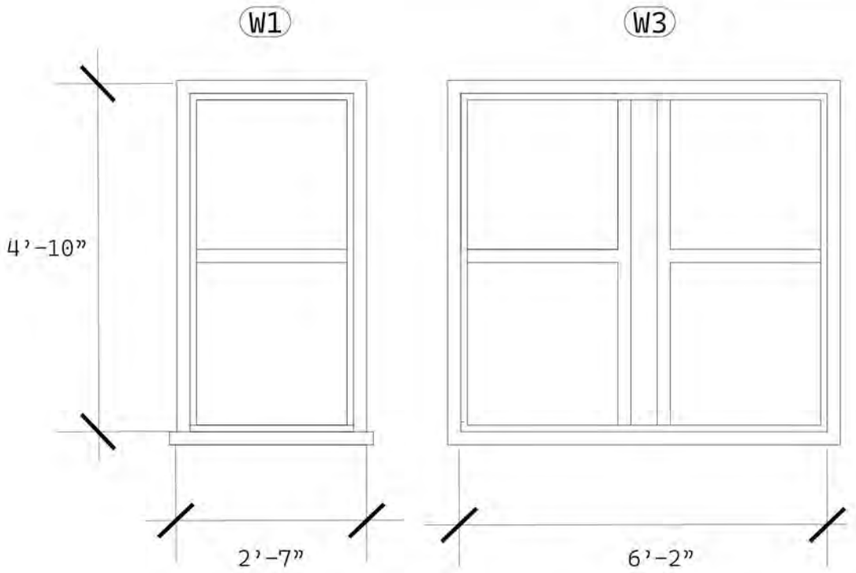
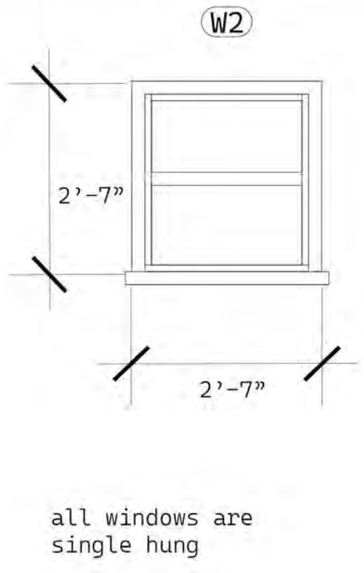
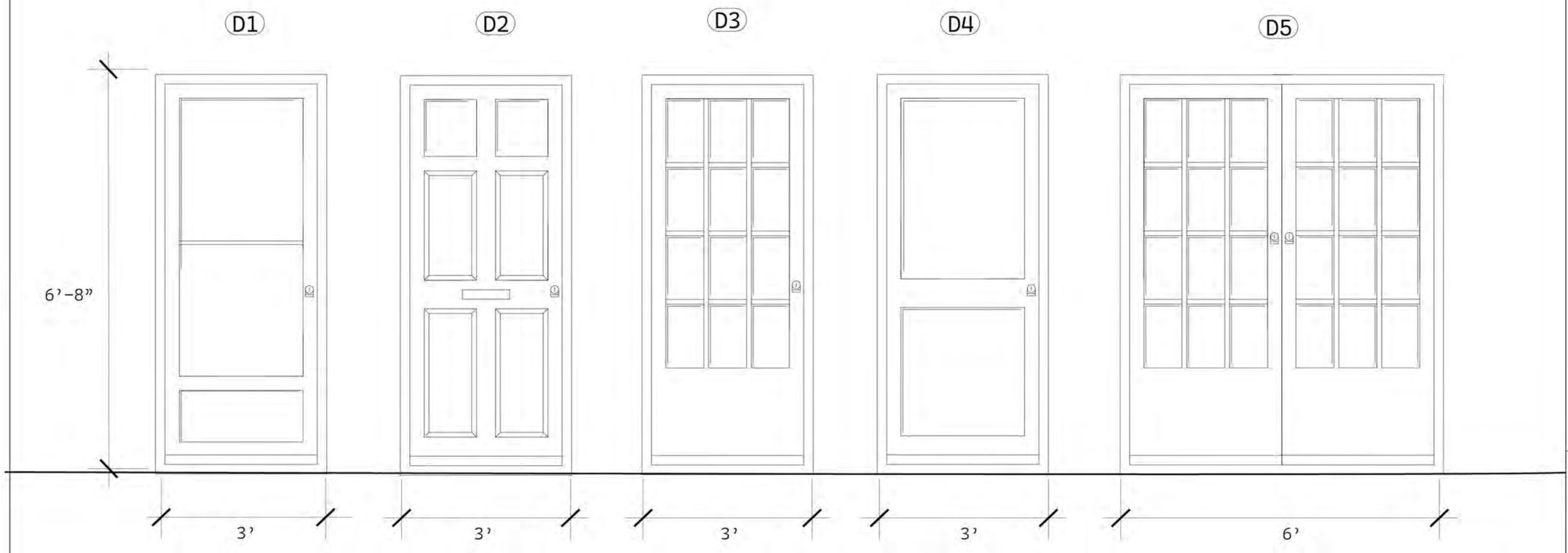




all windows are
single hung



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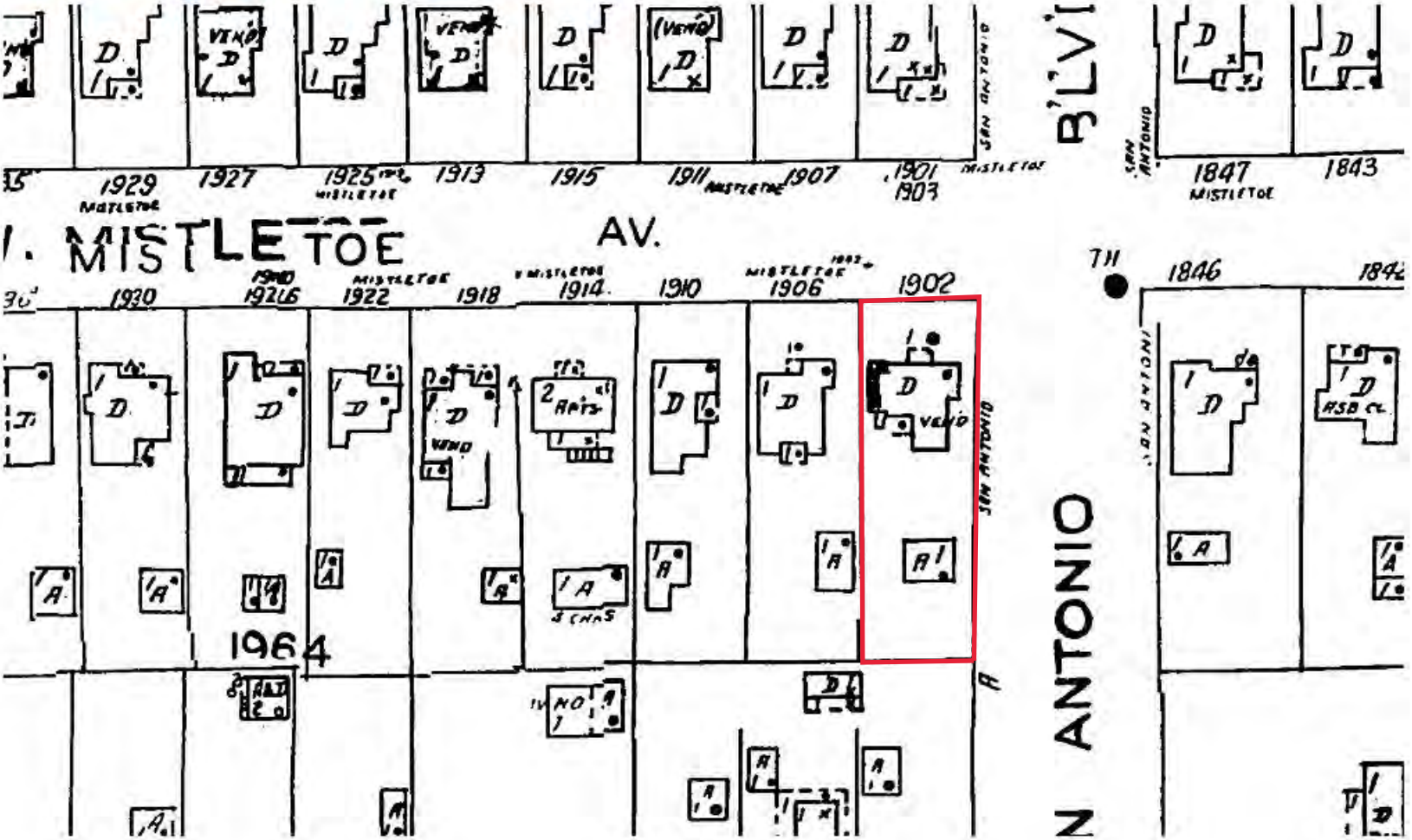

MISTLETOE AV W—Contd
1620Δ Arnold Caroline Mrs
1621Δ Ratcliff James M ◎
Δ Lee John V
1622Δ Stephan Louise Mrs ◎
1623Δ Lyle Benj A ◎
1626Δ Richerson Claude
rear Teal Herbert
1632Δ Hudson G W jr
1634Δ Kenny Sally A ◎
1639Δ Morgan Roy C ◎
Δ Ware Convalescent Home
1640Δ Mahoney Roy S
1640½ Daniel Chas M jr
1642Δ Hensley Jilson H
1644 **Apartments**
1Δ Garvey E G ◎
2Δ Stanush Frank A jr
3Δ Davis Wm R
Street continued
1650Δ Schneider Chas J ◎
1651Δ Ocker Jo Bob Mrs ◎
Δ Harrison Berthan C
N Zarzamora intscts
1702 **Apartments**
1Δ Heady Harry H
2 Vacant
3Δ Lindsey Geo F
4Δ Maner Cora Mrs
Street continued
1703Δ Gregg A W ◎
1706Δ Curry Arth R
1707Δ Terrell Joseph J
1709Δ Kerber Albert
1710Δ Bruton Alton Lieut
1713Δ Harris Earl R ◎
1714Δ Woodlawn Kindergarten
Δ Griffin C H ◎
1717Δ Smith R L ◎
1718Δ Lozana E C ◎
1721Δ Jacobson Jack ◎
1722Δ Stephens Edwin L ◎
1725Δ Rosen J E ◎
1726Δ Stolle Theo A ◎
1733Δ Hering Wm jr ◎
1734Δ Piland H S ◎
1747Δ Hicks E P ◎
1751Δ Weyl Wm L
N Elmendorf intscts
1801Δ Grobe L H ◎
1802Δ Walter Frank A ◎
1806Δ Brown T L ◎
1809Δ Neuner M C ◎
1810Δ Cadena F J ◎
1815Δ Nickerbocker Elmer K
1818Δ Roberts W Boyd
1822Δ Cogdill Roy V ◎
1826Δ Scurry Richd W ◎
1827Δ Rosin Bernard ◎
1830Δ Taylor Richd K ◎
1834Δ Woolsey Weyman ◎
1839Δ Horton Rupert S
1843Δ Allen Homer L ◎
1846Δ Flinders Arth C
1847Δ Tinkle S E
Tucker Arthur W
San Antonio av intscts
1901Δ Randolph Cornelia Mrs ◎
1902Δ Arciniega Rosenda R ◎
1910Δ Engel Meredith C ◎
1911Δ Horne Chas
1914 **Apartments**
1 Vacant
2 Vacant
3 Vacant
4 Vacant
Street continued
1918 Vacant
1919Δ Antrim Sterling M ◎
1925Δ Munford Colley L
1926 Ivers Francis H
1927Δ Bright Oscar G
1935Δ York L E ◎
1936 Conant Chester M
Δ Lipinsky Wm A
Montrose blvd ends
1943 Roberts Bob B ◎
1947Δ Hood Chas M

2026Δ O'Quinn Edgar ◎
2027 Vacant
2031Δ Bostwick Jos R ◎
2032Δ McLean Mamie F ◎
2040Δ Ebeling Fred jr ◎
2041Δ Garrett Wm R ◎
2046Δ Eisemann Alvin E ◎
2050Δ Johnson K ◎
2051Δ Allen Albert C ◎
2054Δ Gartner Alvin ◎
2055Δ McAnelly R R ◎
2064Δ Jordt H L ◎
2068Δ Smith Spencer P
Lake blvd intscts
2103Δ Jamison Jas F Capt
2105Δ Goldberg J L ◎
2106Δ Lincoln Uncas R ◎
2107Δ Maxwell Sadie H Mrs ◎
2109Δ Fairchild Ralph B ◎
North Josephine Tobin dr ends
2122Δ Donzis Jack
2125Δ Methany Frank ◎
rear Scrugs Max
2203Δ Rosenberg Dave
2204Δ Lesser Benj ◎
2206Δ Edwards Hal R
2207Δ Davenport G A
2210Δ Kohlenbrener Abr N ◎
2214 Harris Martin L ◎
2215Δ Drane H M ◎
2219Δ Nordhaus Alex ◎
2222Δ Stubblefield Wm H ◎
2223Δ Rogers W M ◎
2227Δ Giles Roy G ◎
2230Δ Buchanan Frank R Rev ◎
2238Δ Fuller W H jr ◎
2241Δ Falk Edwin J
2243 Karotkin Harry
2245 Vacant
2251Δ Andrew H F ◎
Andrew Helene Mrs music tchr
2255Δ Crow P T ◎
2260Δ Brendel Edw N ◎
2266Δ Leopold Christian G
Kampmann blvd intscts

MITCHELL E
From San Antonio River east to S Presa
Oak Crest av begins
153Δ Tarry Club beer
L'Herault Alice
154Δ Fink Service Station
Mission rd intscts
278 Schreiber Albert
Kalteyer begins
316Δ Hamilton Andrew L ◎
338Δ Pardo Ray E ◎
342Δ Firth Frank A ◎
346Δ Rhodes Eford B ◎
Roosevelt av intscts
T & N O R R crosses
422 Tetsch Fritz L
426 Hagemeister Fred B
428 Bradford Haywood P
432 Van Ness Geo jr
435 McKenzie Construction Co yds
Reta J Cenobio
436Δ Landrum John A ◎
439Δ Puerta Humberto
440Δ Mills Herbert ◎
443Δ Fink Wm
444Δ Hillock Otto L ◎
447Δ Rowan Jack G ◎ contr
451Δ May Robt W ◎
452Δ Bates Mary T Mrs ◎
455 Jones Lucille Mrs
456Δ DeGasperi Joseph ◎
459 Roberts Harriss P
460 Cude Herman C ◎
461Δ DeGasperi Frank M ◎
464 Vacant
Parker av begins
502 Guerra Jesus ◎
Monroe begins
524Δ Gregory Wm G ◎
532Δ Nickens Richd E

327 Lehman Robt L
Probandt intscts
402 Addington Andrew W ◎
403 Page James R
406 Ryan Wm S
407 Witherow Martin L ◎
410 Willis Geo
411 Trappe Harry G
414Δ Hacker Joseph M ◎ contr
415 Wiley James E
418Δ Fisher Chas A
422 Matula Louise Mrs
428Δ Ramirez Joseph ◎
429 O'Briant John R ◎
430 Lubienski Benj W contr
Cottage begins
431Δ Hensley Ernest D
435 Barth Chas A
442 Baird Lee R ◎
443 Ruby James P
447 Gaither Earl D
451 Holden Chas W
453 Calk Emma B Mrs ◎
458 Brown Harry F
rear Vacant
459Δ Mercy Celia Mrs ◎ gro
460 McGee Joseph N
Grandjean intscts
500 Reed Clara Mrs ◎
502 Good Carrie Mrs gro
506Δ McMillion Dora Mrs
510 Baskin Romie L
512 Greenacre Walter ◎
515Δ Grandjean Eugenia Mrs ◎
516Δ Thorman Cloy C ◎ wood
520 Hildebrand Luther H ◎
527 Sanchez Isaac ◎
534Δ Grape-Vine-Inn beer
Gonzalez Flora Mrs
537Δ Adebahr Fred ◎ contr
538Δ Casanova Jose M ◎ gro
541 Rodriguez Jose ◎
Conner intscts
600 Cowell Aubrey
601 Nobles Wm E ◎
603 Vacant
604 Rivera Julio J
606 Flores Jesus
607 Ewing Glenn ◎
608 Reyes Quirino
Medrano Benigno ◎
611 Cain Ernest H ◎
612 (624)Δ Keeton Richd L ◎
Flato begins
614 Jiminez Victoria Mrs ◎
Gutierrez Cabriel gro
616 McIntosh Rosa Mrs
618 Jiminez Jose M ◎
rear Trevino Felipe
619 Postell Max M
622 Vacant
623 Killen Morris ◎
626 Cerda Romaldo
McAskill intscts
San Pedro Creek Bridge
Ferne ends (not open)
713 Rodriguez Anastacio
718 Jimenez Juan
722 Jenkins Oscar T
723 McIntosh Chas A
S Flores intscts

MITCHELL PLACE ADDN
Bounded by E Lubbock, W Mitchell, San Pedro Creek and Grandjean

MITCHELL PLACE ADDN No 2
Bounded by W Mitchell, San Pedro Creek, Flato av, and private property

MITTMAN N
From 2000 E Commerce north to Sherman
Belmont intscts
216Δ Tronson Richd ◎