HISTORIC AND DESIGN REVIEW COMMISSION

December 18, 2024

HDRC CASE NO:	**2024-379**
ADDRESS:	114 DEWBERRY ST
LEGAL DESCRIPTION:	NCB 6461 (MISTLETOE ADDITION SUBDIVISION), BLOCK 1 LOT 57
ZONING:	R-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	River Road Historic District
APPLICANT:	Joseph Keresztury/True Stone Custom Homes, LLC
OWNER:	Stephanie Pina/PINA DANIEL & STEPHANIE
TYPE OF WORK:	New Construction
APPLICATION RECEIVED:	November 04, 2024
60-DAY REVIEW:	January 03, 2025
CASE MANAGER:	Caitlin Brown-Clancy

REQUEST:
The applicant is requesting conceptual approval to construct a new 2-story, single-family residence totaling approximately a 2,400 sf building footprint with an attached porte cochere.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. Transitions—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. Window and door openings—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.

ii. Façade configuration— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. 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.

D. LOT COVERAGE

i. Building to lot ratio— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction 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.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can

provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.
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.

7. 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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The property at 114 Dewberry is currently void of any structures and is contributing to the River Road Historic District. The applicant is requesting conceptual approval to construct a two-story residential structure on the vacant lot.
b. DESIGN REVIEW COMMITTEE: The applicant met with the Design Review Committee (DRC) on 11/26/24 and again on 12/10/24 after incorporating several revisions. Commissioners remarked upon the overall height of the structure and its relationship to adjacent homes. Commissioners also noted the need for all window products to adhere to the standard window specifications for new construction. Notes from both DRC meetings are included in the attached exhibits.

c. CONTEXT & DEVELOPMENT PATTERN – This lot is currently void of any structures. This block currently lacks any street-facing buildings. However, staff finds that new construction on this block should follow the development pattern of the rest of the historic district.
d. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a setback of approximately 14 feet from the property line. Though there are no other street-facing structures on this block, the rest of the River Road historic district features setbacks roughly 11 to 20 feet from the right-of-way. Staff finds that the proposed setback for this new construction features a setback that is equal to or greater than those found historically on the block, and thus conforms to guidelines.
e. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines.
f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. Though there are no other street-facing structures on the block, as noted in finding b, River Road predominately features one-story and one-and-a-half-story residences, with a handful of examples of two full stories. The applicant has proposed a massing and scale that is generally consistent with the massing and scale of historic residential structures found within the River Road historic district. Staff finds reducing the overall height of the structure to be no more than 25'0" most appropriate.
g. ROOF FORM – The applicant has proposed a roof form comprised of front-gabled and side gabled-roofs. This is consistent with the Guidelines for New Construction, as the Guidelines note that roof forms for new construction should be comparable with those found historically within the district.
h. ROOF (MATERIALS): The applicant has proposed to install a composition shingle roof on all roof forms. Staff finds the proposed roofing material consistent with the guidelines The standing seam metal roof should comply with metal roof specifications as found in the Guidelines for Exterior Maintenance and Alterations.
i. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed residence has a footprint of 2,438 square feet, which includes the porte cochere and porches. The lot is 6,011 square feet, so the proposed house footprint is 41% of the lot size. Staff finds the lot coverage consistent with the Guidelines.
j. MATERIALS – The applicant has proposed a structure featuring board & batten siding with wooden porch columns and a brick base. Houses in the River Road historic district are predominately wood-clad. Staff finds the use of board & batten siding and brick detailing to be generally appropriate.
k. FENESTRATION MATERIALS & PROFILES – The applicant submitted preliminary window specifications to include a vinyl window product with faux muntins. Faux muntins simulating divided lites do not comply with the Guidelines and staff finds the proposed window product generally inappropriate. Staff finds that a wood or an aluminum-clad wood window that is consistent with the staff's standards for windows in new construction should be installed. Windows should feature traditional sizes and a one-over-one profile. Additionally, true 6" mullions should be featured between ganged windows. The applicant has not submitted any exterior door specifications. Staff finds the applicant should submit exterior door specifications prior to final approval.
l. ARCHITECTURAL DETAILS (Porches) – Historic structures within the River Road historic district feature front porches that are a prominent architectural feature of the structure. Historically, porches feature their own massing and roof form. The applicant has proposed an entrance and front porch that are consistent with the Guidelines and generally acceptable.

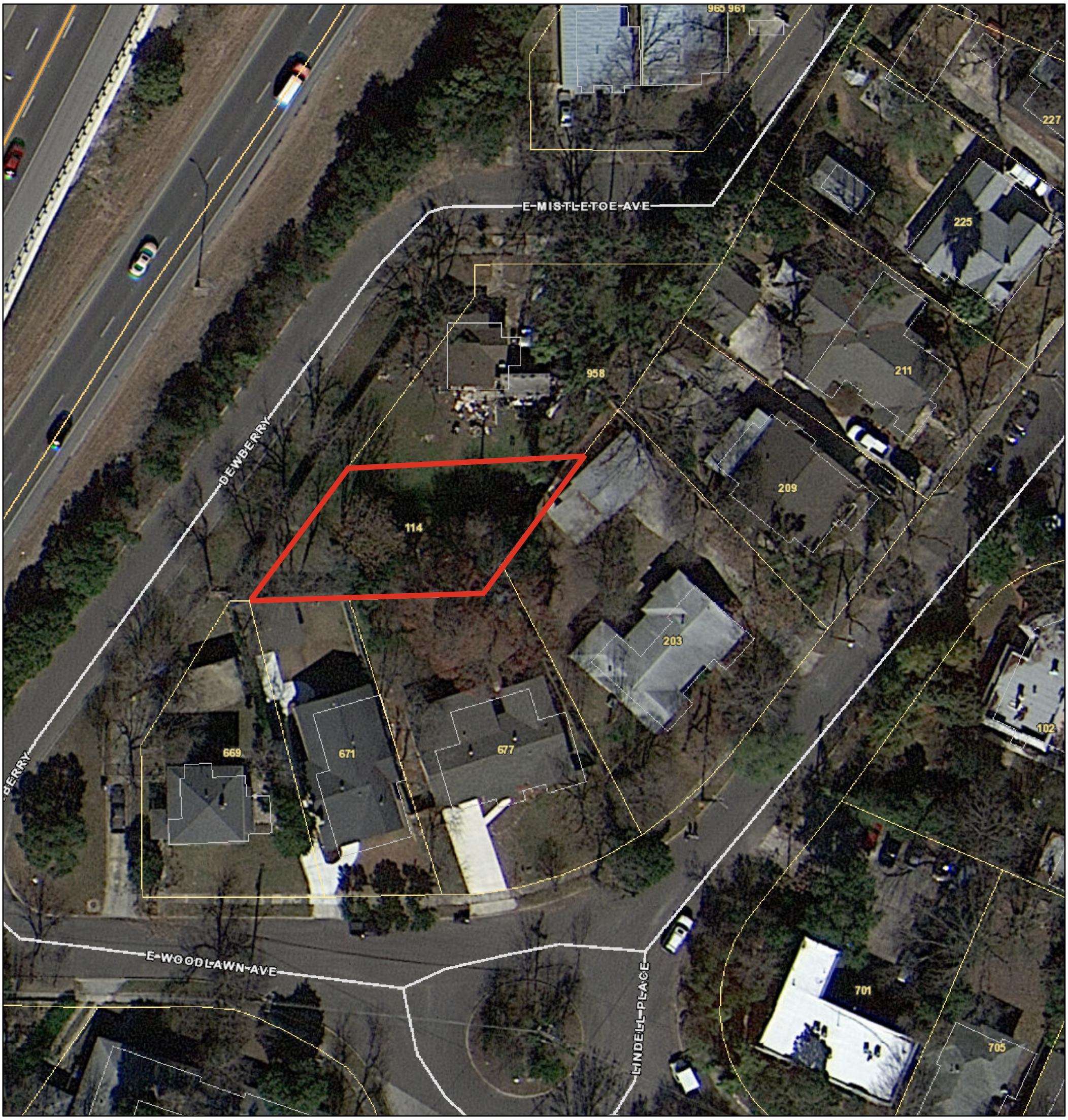
m. ARCHITECTURAL DETAILS (Carports) – The applicant has proposed for the structure to feature a porte cochere on the Northern side of the structure. The Guidelines for New Construction state that garages and outbuildings should relate architecturally to the primary structure. Staff finds the proposed porte cochere consistent with the Guidelines.
n. LANDSCAPING – The applicant has not provided a formal landscaping plan as part of conceptual approval. Staff finds that a detailed landscaping plan should be submitted for final approval that is consistent with the Guidelines for Site Elements.
o. DRIVEWAYS – The applicant has proposed one driveway but has not submitted a site plan with measurements. Staff finds the applicant should submit a measured site plan indicating driveway location, design, and curb cuts to be submitted to Staff prior to final approval.
p. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment at this time. All mechanical equipment should be screened from view from the right of way, per the Guidelines.
q. ARCHAEOLOGY – The project area is within a River Improvement Overlay District and the River Road Local Historic District. In addition, a review of historical archival documents identified the alignment of the Upper Labor Acequia, a previously recorded archaeological site and designated National Historic Civil Engineering Landmark, likely within or adjacent to the eastern property boundary (rear of the property). Therefore, an archaeological investigation is required if excavations are necessary near the rear of the property. Impacts to the Upper Labor Acequia shall be avoided. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff recommends conceptual approval of the request to construct a two-story residential structure, based on findings a through q, with the following stipulations:

a. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction be installed and that the applicant amends the proposed fenestration profile to incorporate windows that feature true divided lights and a 6" mullion between ganged windows, as noted in the applicable citations and in finding k. Updated window specifications must be submitted to Staff prior to final approval.
b. That the applicant submits a measured site plan communicating the driveway location, design, and curb cuts, a landscaping plan, and exterior door specifications as noted in findings k and n.
c. That all mechanical equipment be screened from view from the public right of way, as noted in finding p.
d. ARCHAEOLOGY – An archaeological investigation is required if excavations are necessary near the rear of the property. Impacts to the Upper Labor Acequia shall be avoided. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



November 25, 2024

1:500

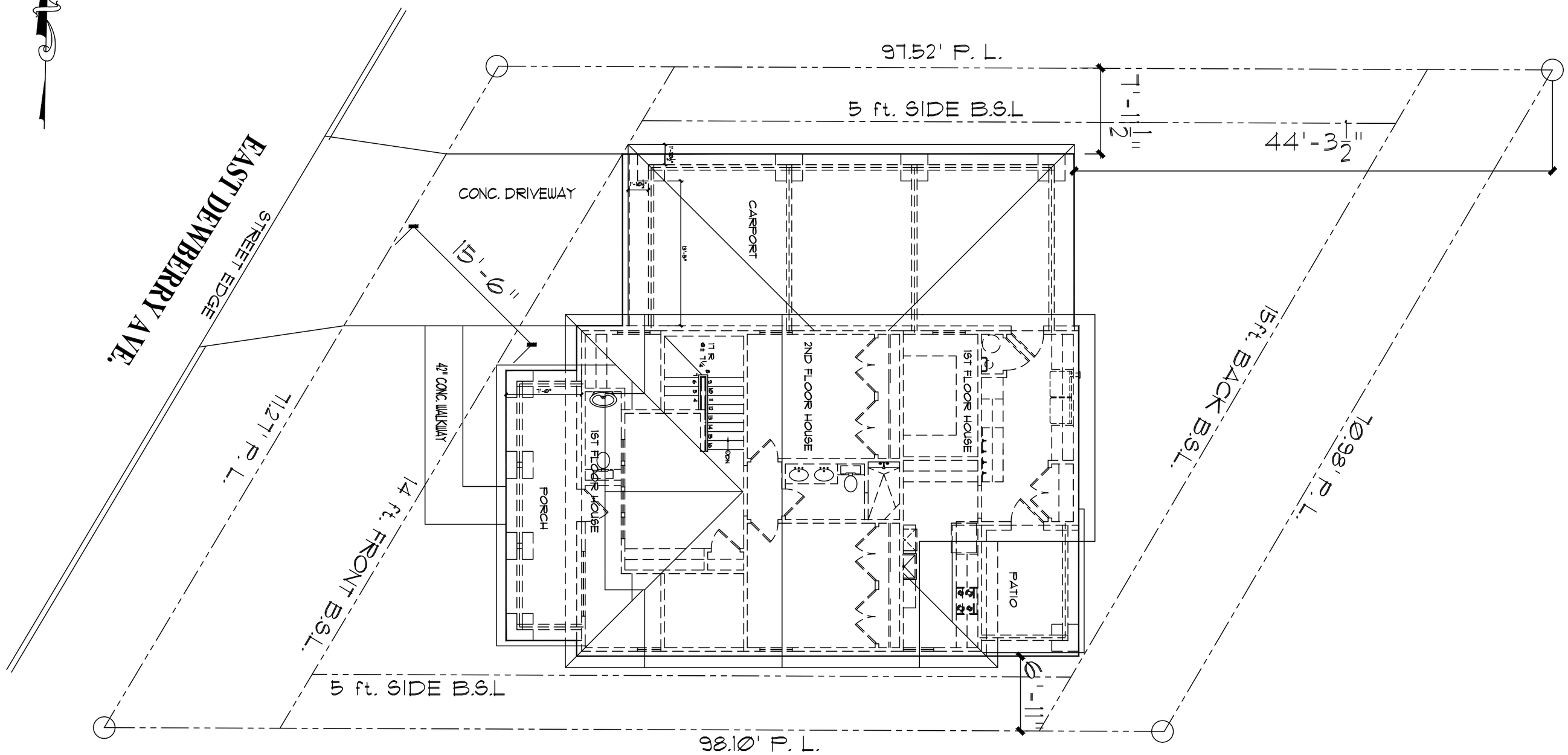
0 0.005 0.01 0.02 mi

0 0.0075 0.015 0.03 km

SITE PLAN

SCALE: 1" = 20'-0"

114 DEWBERRY ESTABLING LOT 57,
BLOCK 1, N.C.B 6461, MISTLETE ADDITION
SUBDIVISION, CITY OF SAN ANTONIO, TEXAS
BEXAR COUNTY



SQUARE FOOTAGE TABULATIONS:	
FIRST FLR.	1287 #
SECOND FLR.	667 #
TOTAL LIVING	1954 #
COV. PORCH	175 #
COV. PATIO	109 #
CARPORT	669 #
TOTAL UNDER ROOF	2907 #

PLAN NO.: TBCP-1954-B
FILE: SITE-PLAN

SITE PLAN
DATE DRAWN: SEPTEMBER 18, 2024
DRAWN BY: RBA
CHECKED BY: RBA
PLOT DATE: NOVEMBER 02, 2024
SHEET 1 OF 5 SHEETS

PINA RESIDENCE

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PLANWEYS
OUR DREAM

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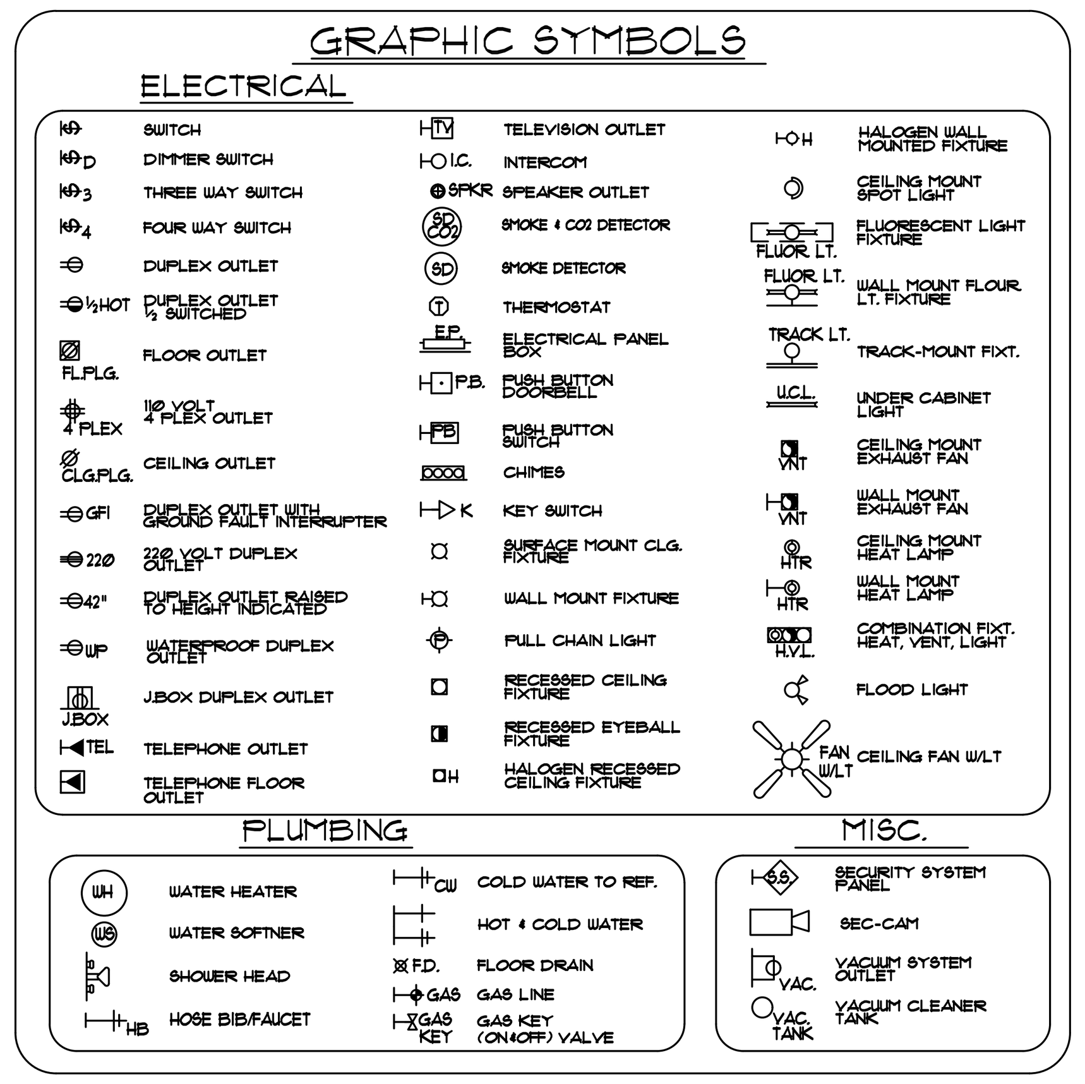


SMOKE & CO-MONXIDE DETECTORS TO BE: HARD WIRED & 3ft. MIN. FROM AC VENTS.
PROVIDE A.F.C.I RECEPTICALS IN ALL BEDROOMS.

IECC: TABLE R403.6.1 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY			
FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY[a] (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)
Range hoods	Any	2.8 cfm/watt	Any
In-line fan	Any	2.8 cfm/watt	Any
Bathroom, utility rm.	10	1.4 cfm/watt	¢ 90
Bathroom, utility rm.	90	2.8 cfm/watt	Any

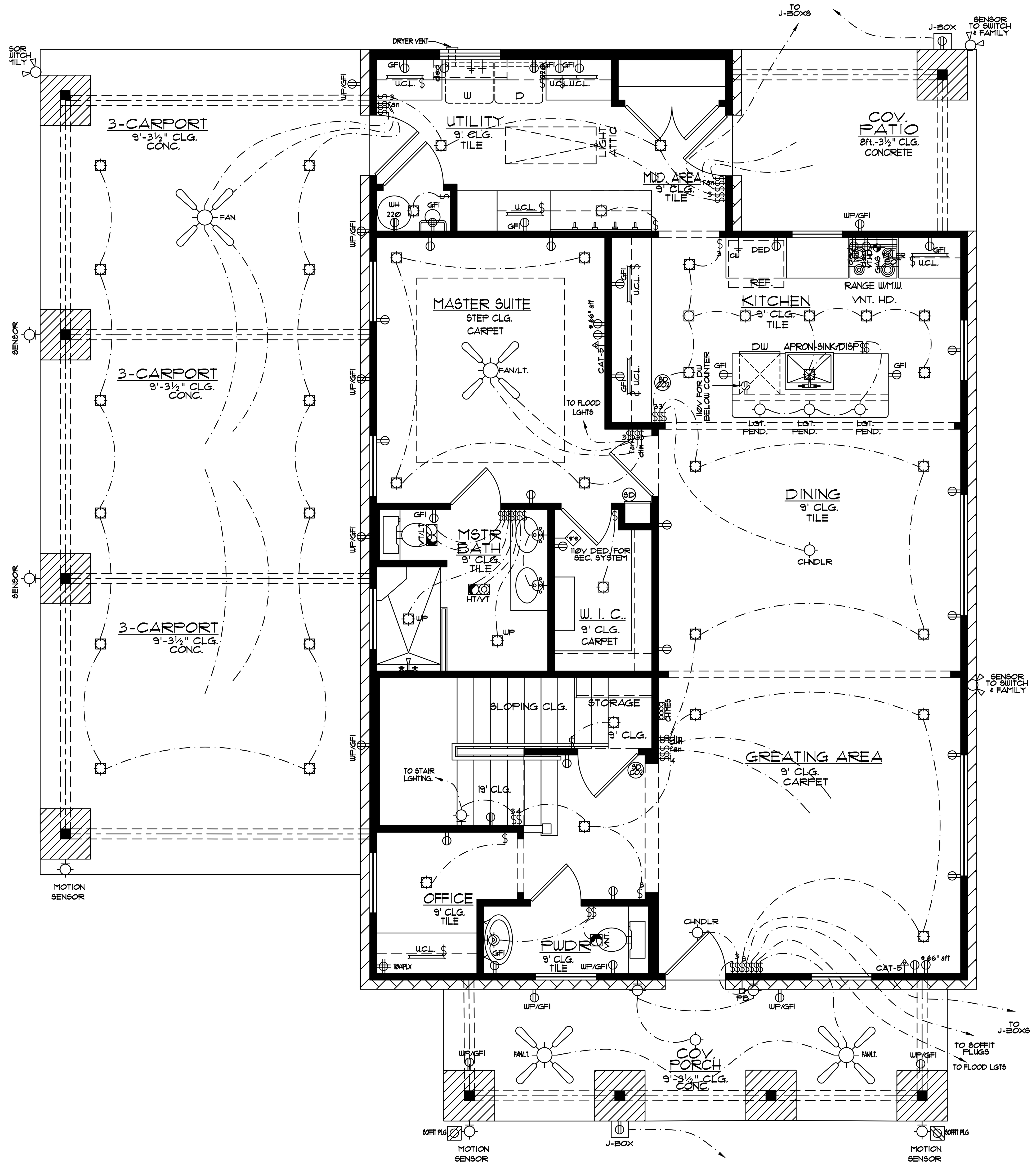
NOTE:
1. PROVIDE ALLOWANCE FOR SECURITY SYSTEM
2. PROVIDE ALLOWANCE FOR CENTRAL VACUUM SYSTEM, VERIFY OUTLET LOCATIONS
3. PROVIDE ALLOWANCE FOR ADDITION LANDSCAPE LTG.

1. HVAC UNIT IN ATTIC, PROVIDE 220v OUTLET, PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHED AT ATTIC ENTRANCE, PROVIDE METAL DRIP PAN WITH OUTSIDE DRAIN LINE. PROVIDE SUB-FLOOR WALKWAY TO & AROUND UNIT COMFORMING TO APPLICABLE CODE.

AC CONTRACTOR MAY REQUIRE THE USE OF ADDITIONAL AREAS FOR THE USE OF DUCTWORK OR EQUIPTMENT. VARIFY ANY CHANGES WITH OWNER & BUILDER

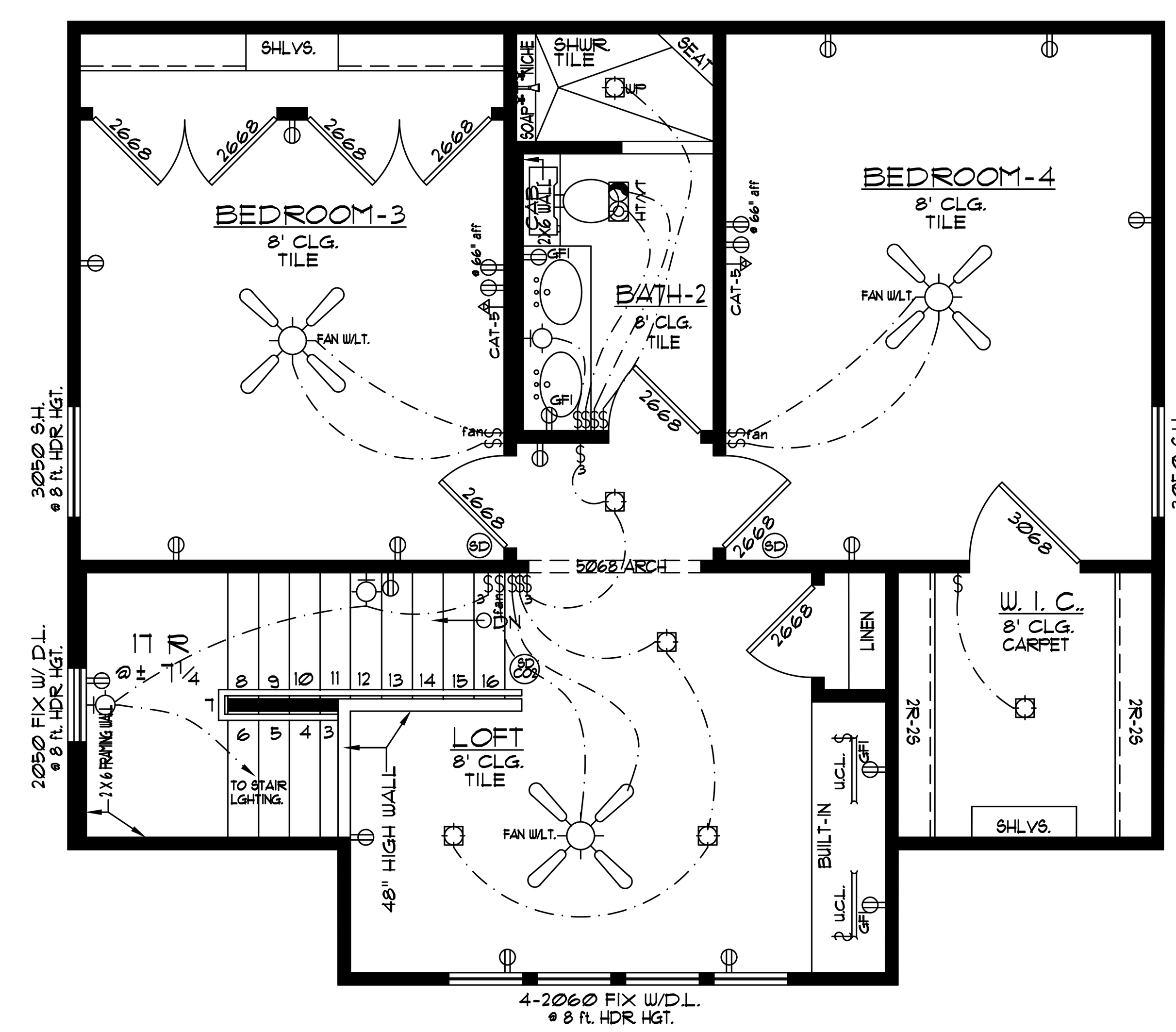
ELECTRICAL NOTES:

1.0 ALL SWITCHES TO BE @ 4'-0" ABOVE FIN. FLR. TO CENTER LINE OF SWITCH PLATE UNLESS NOTED OTHERWISE.
2.0 PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.
3.0 GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
4.0 VERIFY LOCATION OF POWER TO ALL APPLIANCES.
5.0 OUTLETS WITHIN 3'-0" OF A SINK OR LAVATORY TO BE ON A G.F.I. CIRCUIT.
6.0 NO SWITCHES TO BE WITHIN 5'-0" OF A TUB.
7.0 LOCATION OF ALL FLOOR OUTLETS & PHONE FLOOR OUTLETS TO BE VERIFIED BY OWNER.
8.0 VERIFY PHONE & CATV OUTLETS PER PLAN WITH OWNER.
9.0 NOTE TO ELECTRICIAN: CENTER LIGHT OVER PEDESTAL LAV. WHERE SHOWN.
10.0 SUPPLY 220v&110v OR GAS&110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS.)
11.0 PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC
12.0 WIRE TO N.E.C.
13.0 ELECTRICAL CONTRACTOR SHALL PROVIDE 4 BLANK 15 AMP CIRCUITS FOR FUTURE USE AT MAIN PANEL BOX. ALL BREAKERS SHALL BE LABELED.
14.0 INSTALL RHEOSTAT SPEED CONTROL TO ALL FANS.
15.0 INSTALL DIMMER SWITCHES TO ALL RECESSED SPOT AND EYEBALL FIXTURES.
16.0 SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED W/ A BATTERY BACKUP.



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'-0"



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

NOTE:
ALL ELECTRICAL WORK TO BE DONE ACCORDING TO THE N.E.C. 2017 (NATIONAL ELECTRICAL CODE)

DESIGNS BY:
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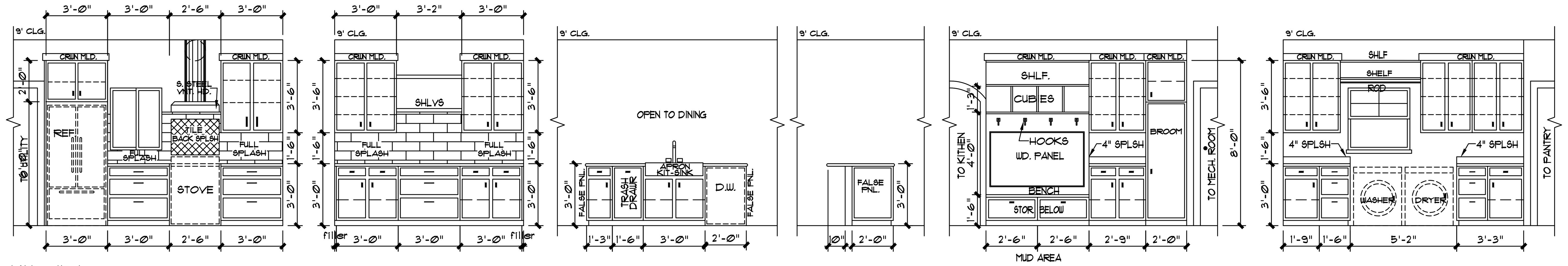
PINA RESIDENCE

114 DEWBERRY ESTABLING
LOT 57, BLOCK 1, N.C.B. 6461,
MISTLETE ADDITION SUBDIVISION,
CITY OF SAN ANTONIO, TEXAS
BEXAR COUNTY, TX

ELECTRICAL PLAN
DATE DRAWN: SEPTEMBER 18, 2024
DRAWN BY: RBA
CHECKED BY: RBA
PLOT DATE: DECEMBER 05, 2024
SHEET 5 OF 5 SHEETS

PLAN NO.: TBCP-1954
FILE: B



KITCHEN

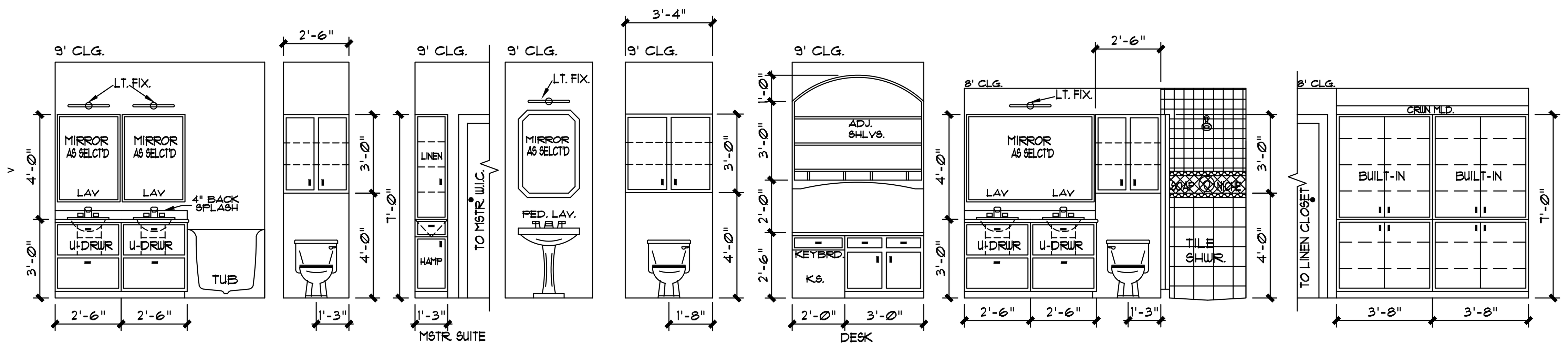
(GRANITE COUNTERTOPS) PULL OUT SHLVS. AT ALL BASE CABS.

UTILITY

INTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"

CABINETS:
1. ALL CABINET MILL WORK-WOOD GRADE SHALL BE AS SELECTED BY THE OWNER (PROVIDE AN ALLOWANCE).
2. ALL CABINET DIMENSIONS MUST BE VERIFIED AT JOB SITE.
3. ALL FIXTURE AND APPLIANCE OPENINGS MUST BE MADE ACCORDING TO MANUFACTURES SPECIFICATIONS.
4. SLIDE OUT SHELVES @ ALL BASE CABS IN KITCHEN.



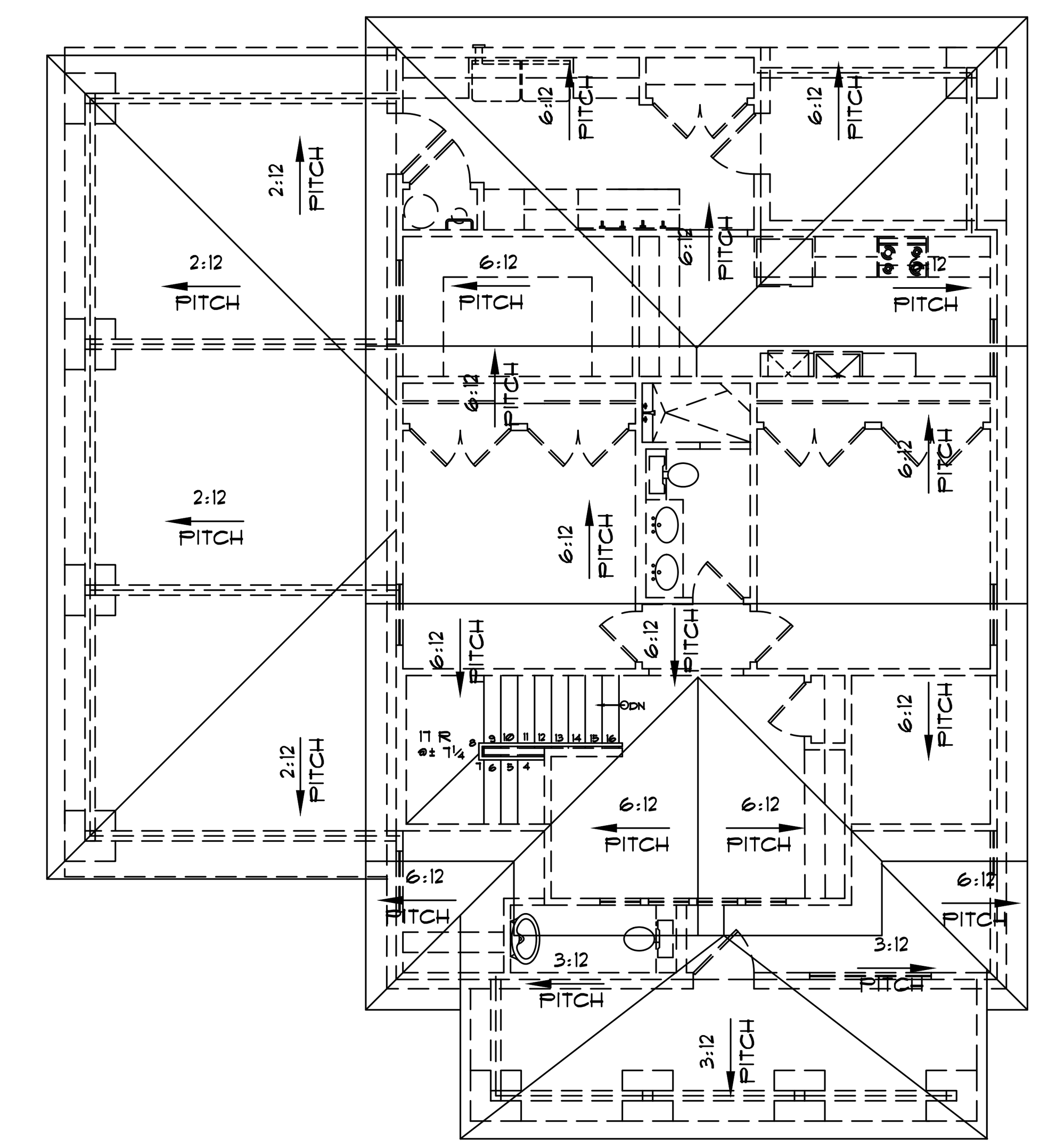
MSTR. BATH

PWDR.

OFFICE

BATH-2
SECOND FLOOR

LOFT
SECOND FLOOR



ROOF PLAN

SCALE: 1/8"=1'-0"

NOTE:
ALL ROOF OVERHANGS TO BE 18" FROM FRAME, UNLESS NOTED OTHERWISE
1. NAILS FOR SECURING TILES SHALL BE CORROSION RESISTANT.
2. METAL FLASHING SHALL BE PROVIDED AT THE INTERSECTION OF ROOFS & ADJOINING WALLS AND PROJECTIONS THRU ROOF SUCH AS CHIMNEYS & STACK VENTS.

SQUARE FOOTAGE TABULATIONS:	
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COV. PORCH	175 #
COV. PATIO	109 #
CARPORT	669 #
TOTAL UNDER ROOF	2907 #

VENTED ATTIC CALCULATIONS:

VENTED ATTIC CALCULATIONS:

2907 S.F. OF ATTIC @ 1/300 = 9.69 S.F. NFA
9.69 x 144 SQ. IN. = 1395 SQ. IN. x 1/2 = 698 SQ. IN.

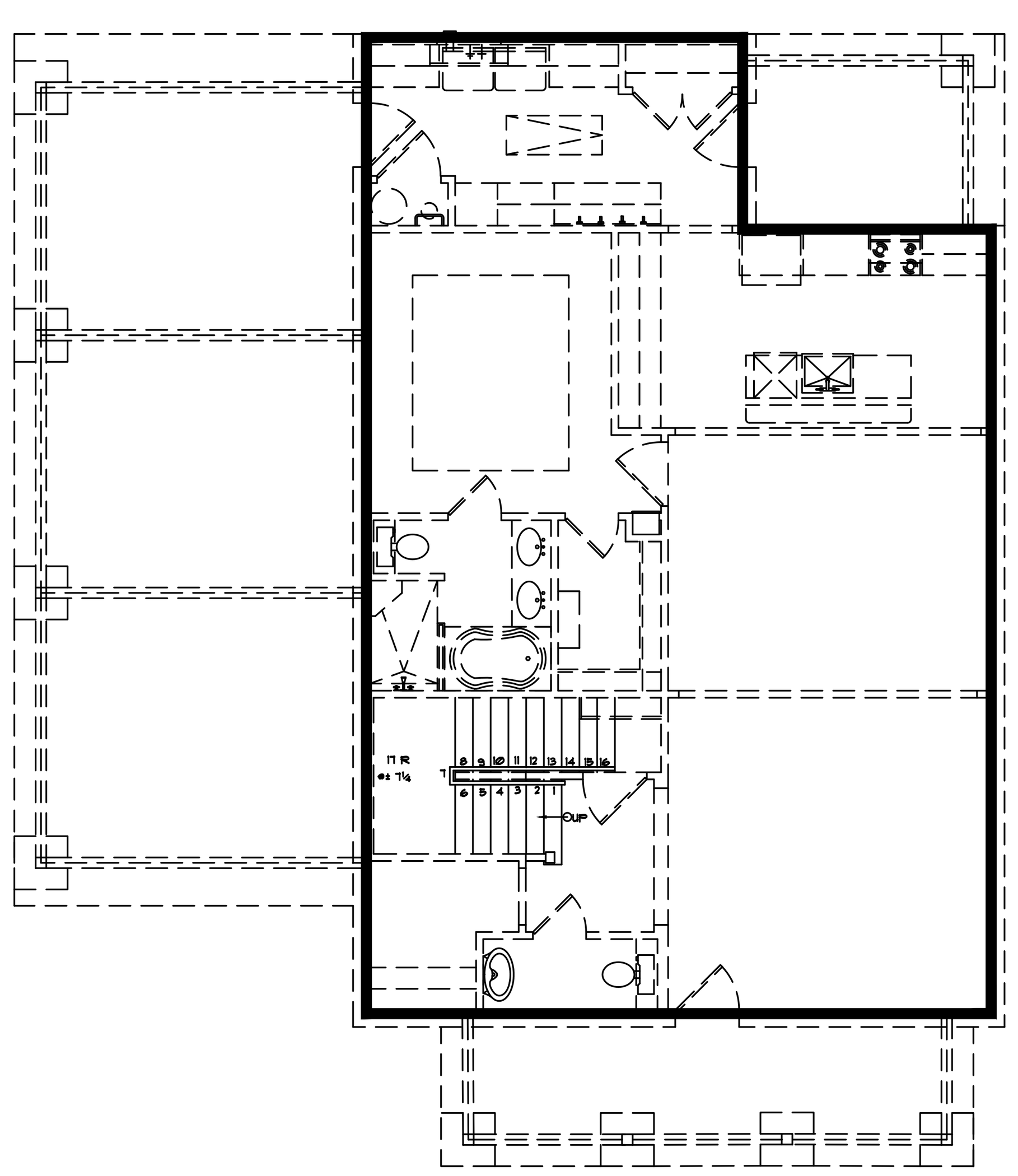
698 SQ. IN. (MIN. EXHAUST REQUIRED)
698 SQ. IN. (MIN. IN-TAKE REQUIRED)

MIN. REQUIREMENTS

INTAKE: 698 sq. in NFA / 9 sq.in (2" SOFFIT VNT.) = 77.55' MIN.
EXHAUST: 698 sq. in. NFA / 18 sq.in. (12" CONT. RDG. VNT) = 38.77' MIN.

OPTIONAL USE OF POWER TURBINS
698 SQ. FT. X .7 = 488.6 CFM
THIS CAN BE ACHIEVE WITH (1) 500 CFM POWER TURBINS.

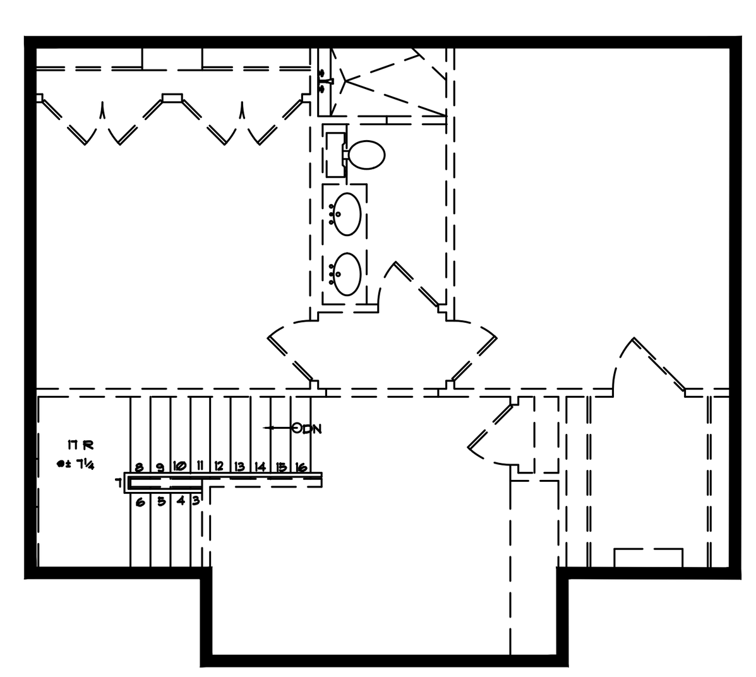
VENTED ATTIC CALCULATIONS



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

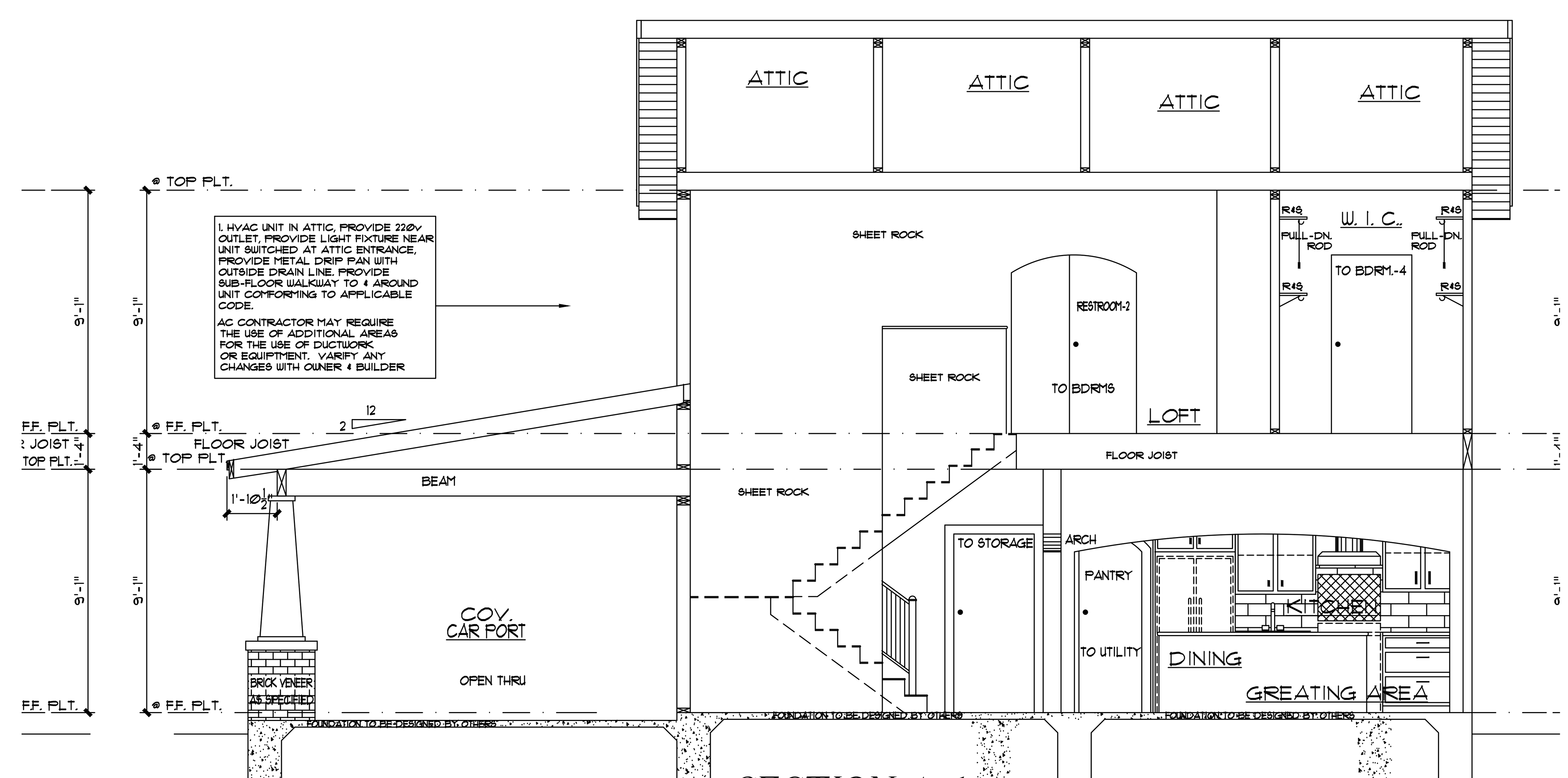
BUILDING THERMAL ENVELOP TO BE ACCOMPLISHED BY TYVEK WRAP, SEALED AT ALL EDGES.



SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

BUILDING THERMAL ENVELOP TO BE ACCOMPLISHED BY TYVEK WRAP, SEALED AT ALL EDGES.



SECTION A-1

SCALE: 1/4"=1'-0"

ALL WINDOWS TO BE:
1. INSULATED LOW "E" GLASS,
2. VINYL FRAME.
3. WITH SOLAR HEAT GAIN (SHG) OF .25 MINIMUM

DESIGNS BY:
RAMIRO B. ALVAREZ
planweys2019@yahoo.com
9200 BROADWAY ST., UNIT 17181
SAN ANTONIO, TEXAS 78217
(726) 300 1398

PLANWEYS
OUR DREAM

TRUE STONE
CUSTOM HOMES
Joseph@TrueStoneHomes.com
(210) 560-3825

PINA RESIDENCE

114 DEWBERRY ESTABLING
LOT 57, BLOCK 1, N.C.B. 6461,
MISTLETE ADDITION SUBDIVISION,
CITY OF SAN ANTONIO, TEXAS
BEXAR COUNTY, TX

CABINETS, SECTION & ROOF PLAN

DATE DRAWN:
SEPTEMBER 18, 2024

DRAWN BY:
RBA

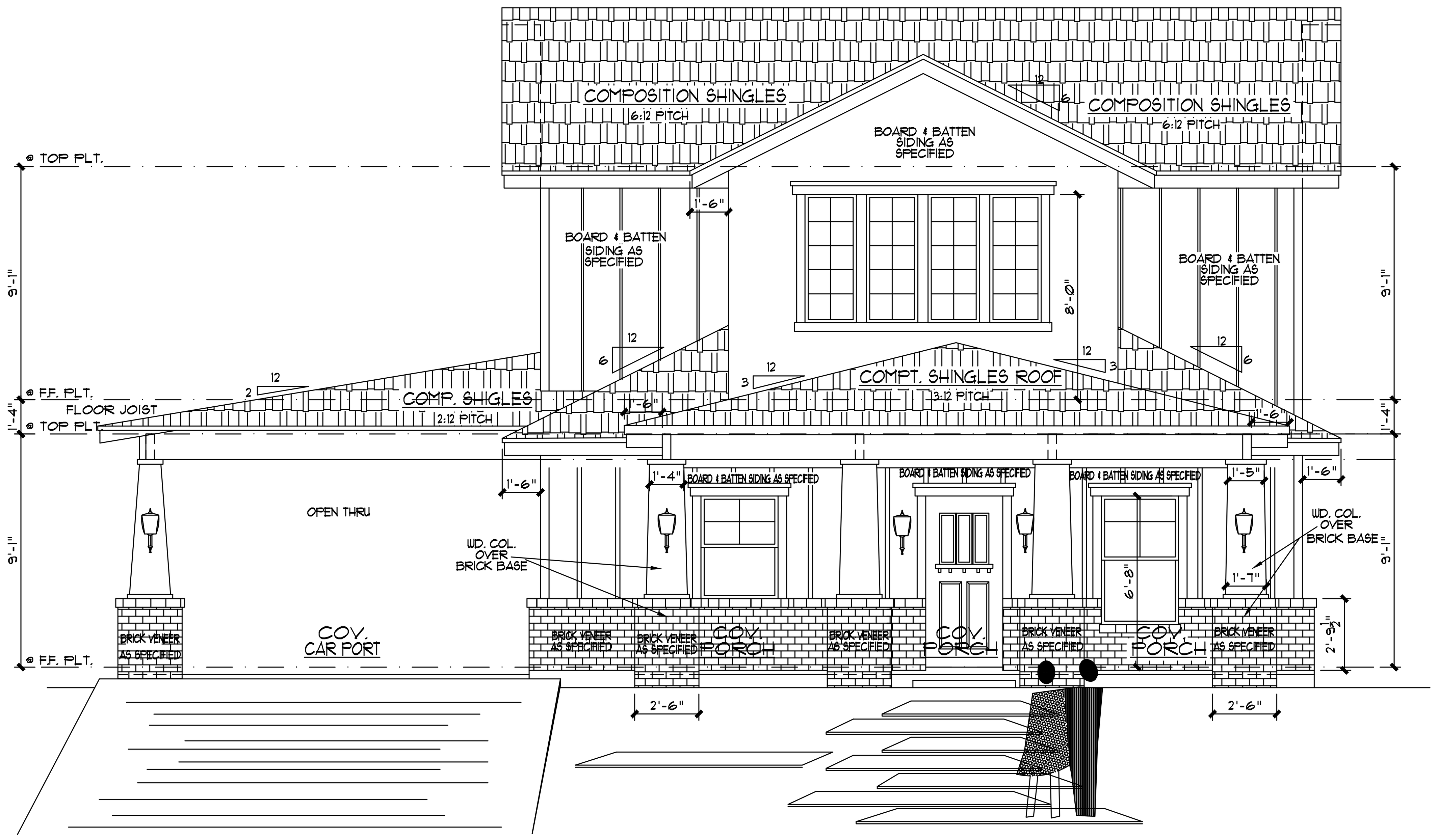
CHECKED BY:
RBA

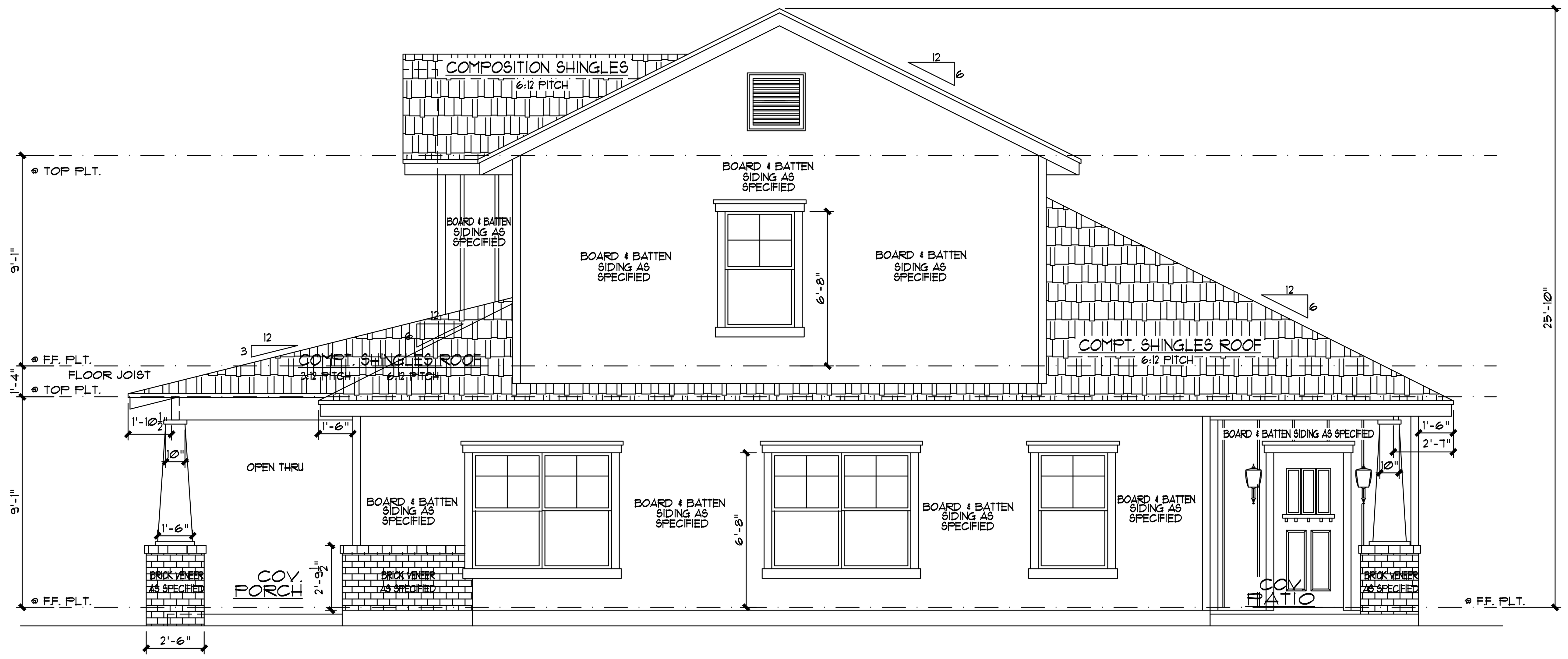
PLOT DATE:
DECEMBER 02, 2024

SHEET
4
OF 5 SHEETS

PLAN NO.:
TBCP-1954

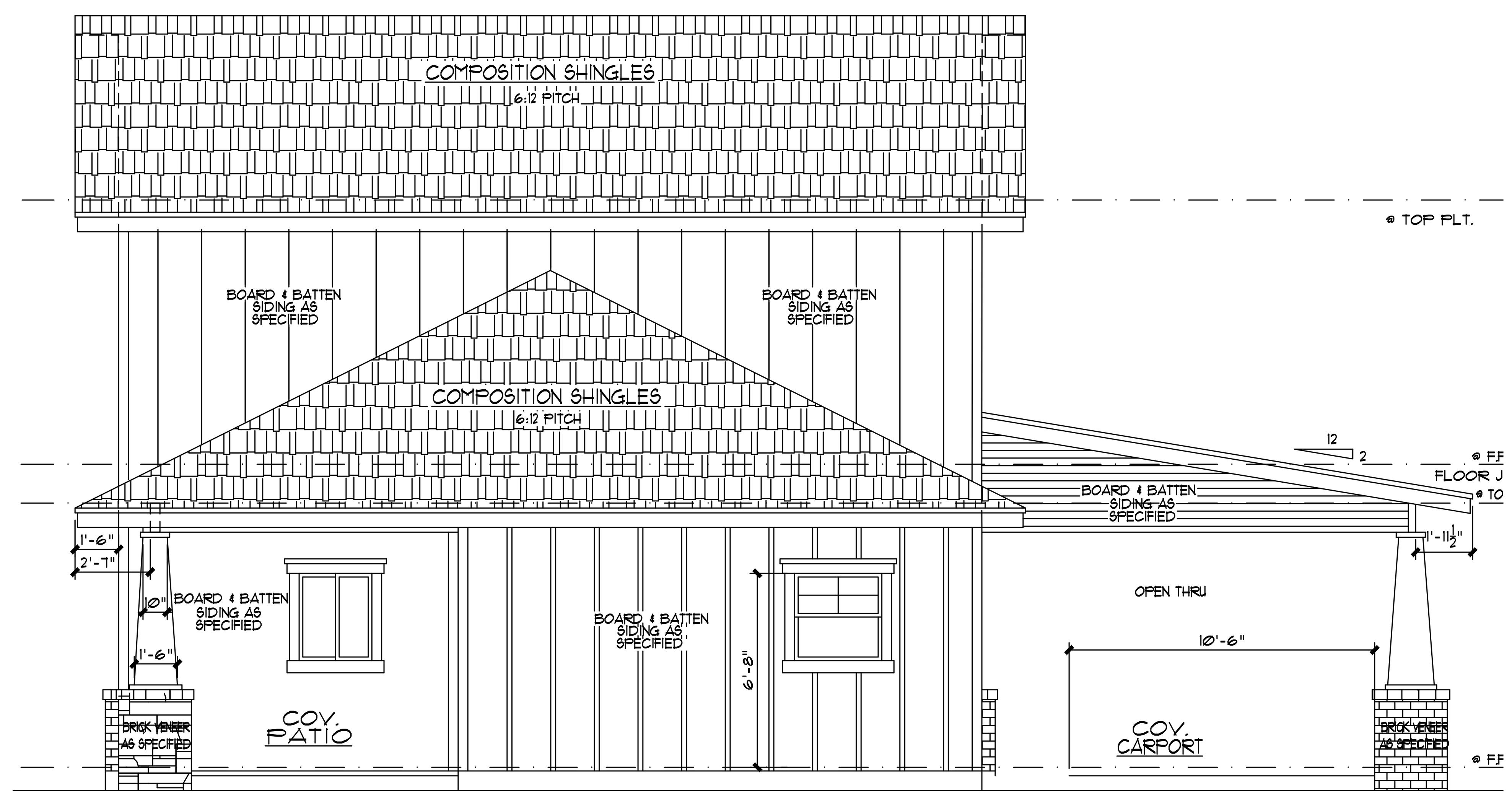
FILE: B





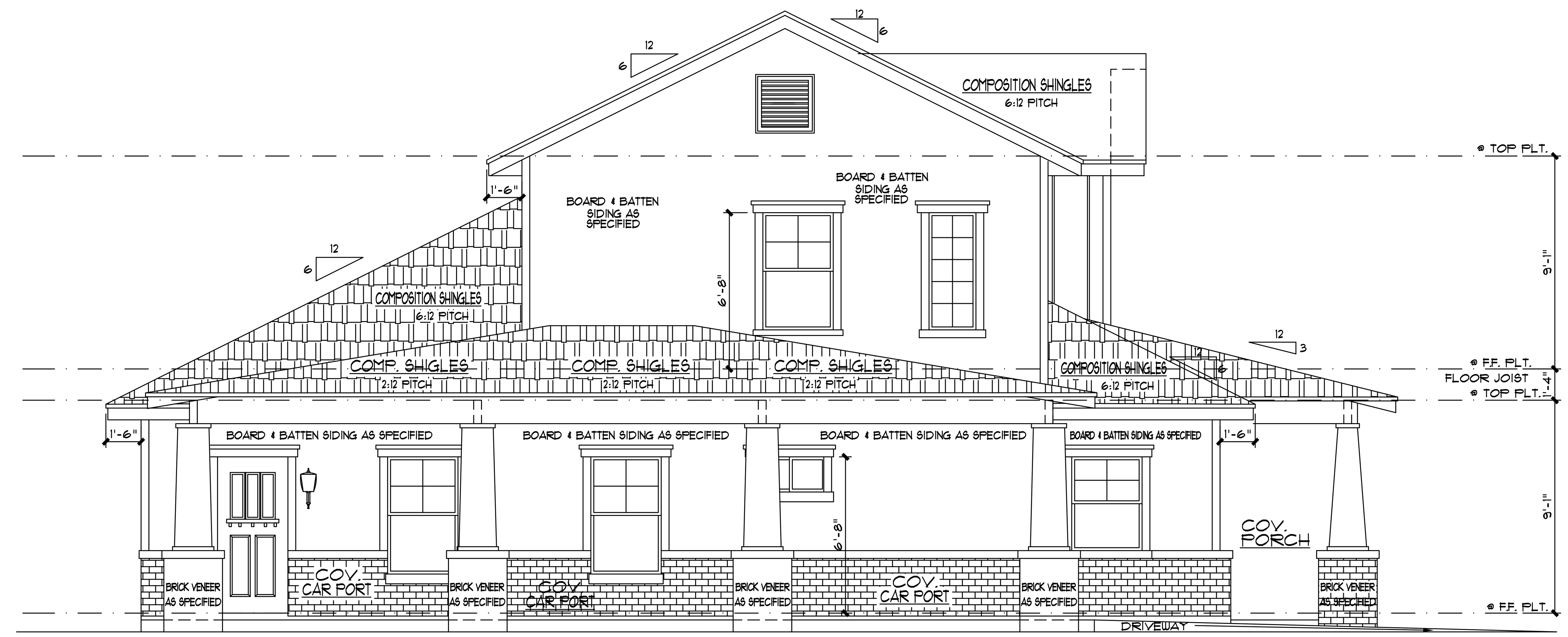
RIGHT ELEVATION

SCALE: 1/4"=1'-0"



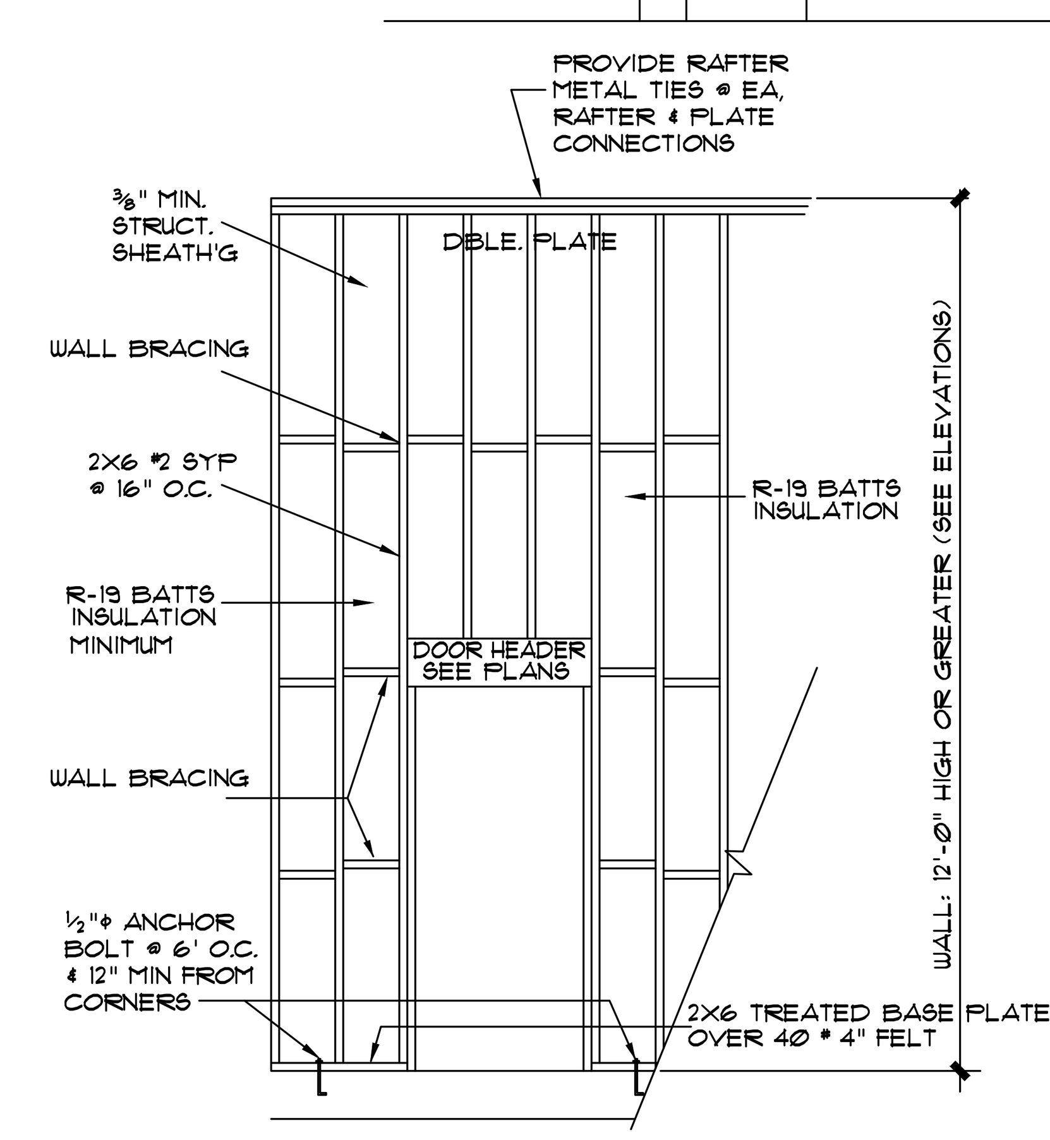
REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"



TALL WALL DETAIL

SCALE: 1/4"=1'-0"

NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2018 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) & TORNADO RESISTANCE

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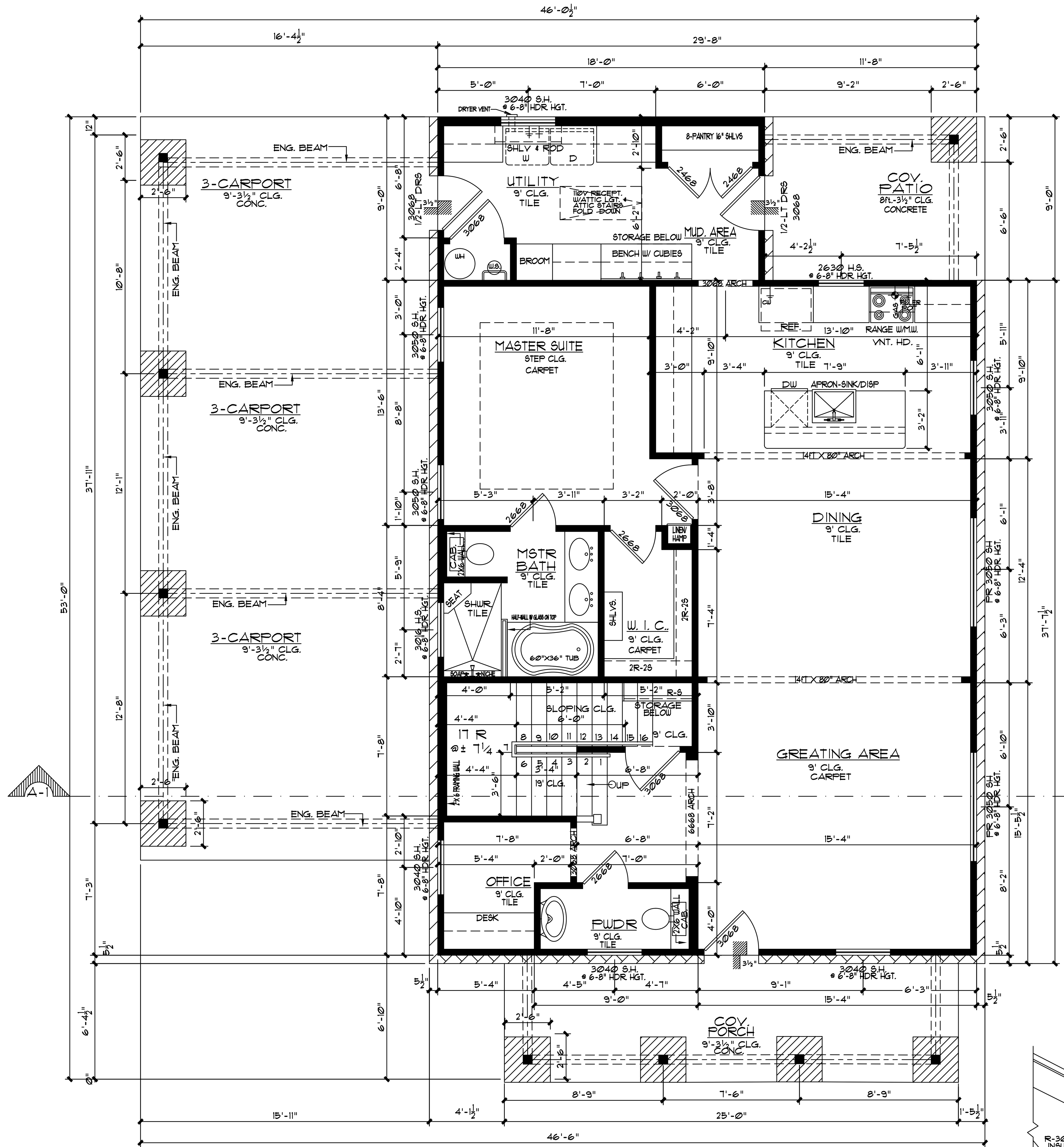
LOT 57, BLOCK 1, N.C.B. 6461,
MISTLETE ADDITION SUBDIVISION,
CITY OF SAN ANTONIO, TEXAS
BEXAR COUNTY, TX

ELEVATIONS

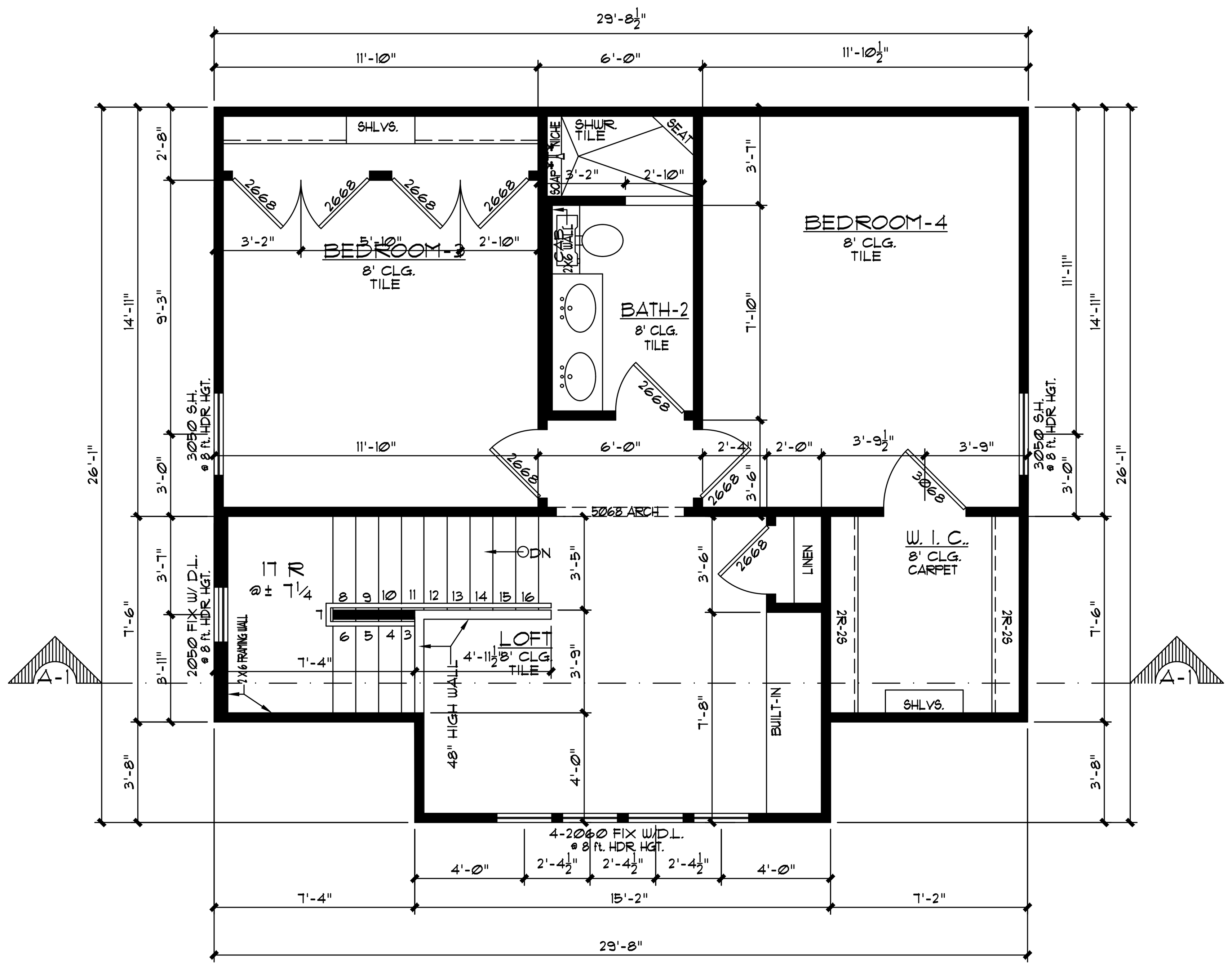
DATE DRAWN: SEPTEMBER 18, 2024
DRAWN BY: RBA
CHECKED BY: RBA
PLOT DATE: DECEMBER 05, 2024
SHEET 3 OF 5 SHEETS

PLAN NO.: TBCP-1954
FILE: B



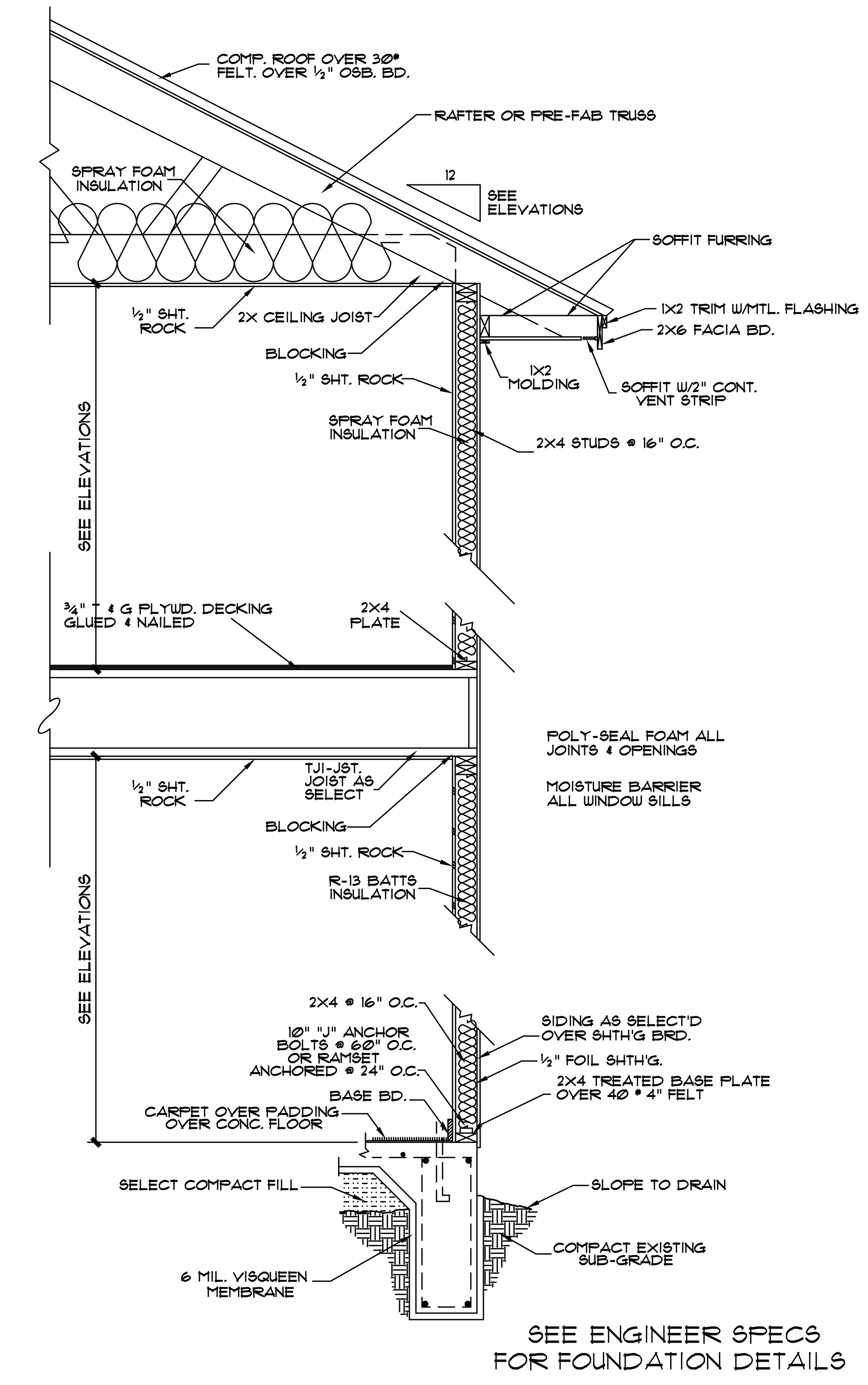
FIRST FLOOR PLAN

SCALE: ¼"=1'-0"



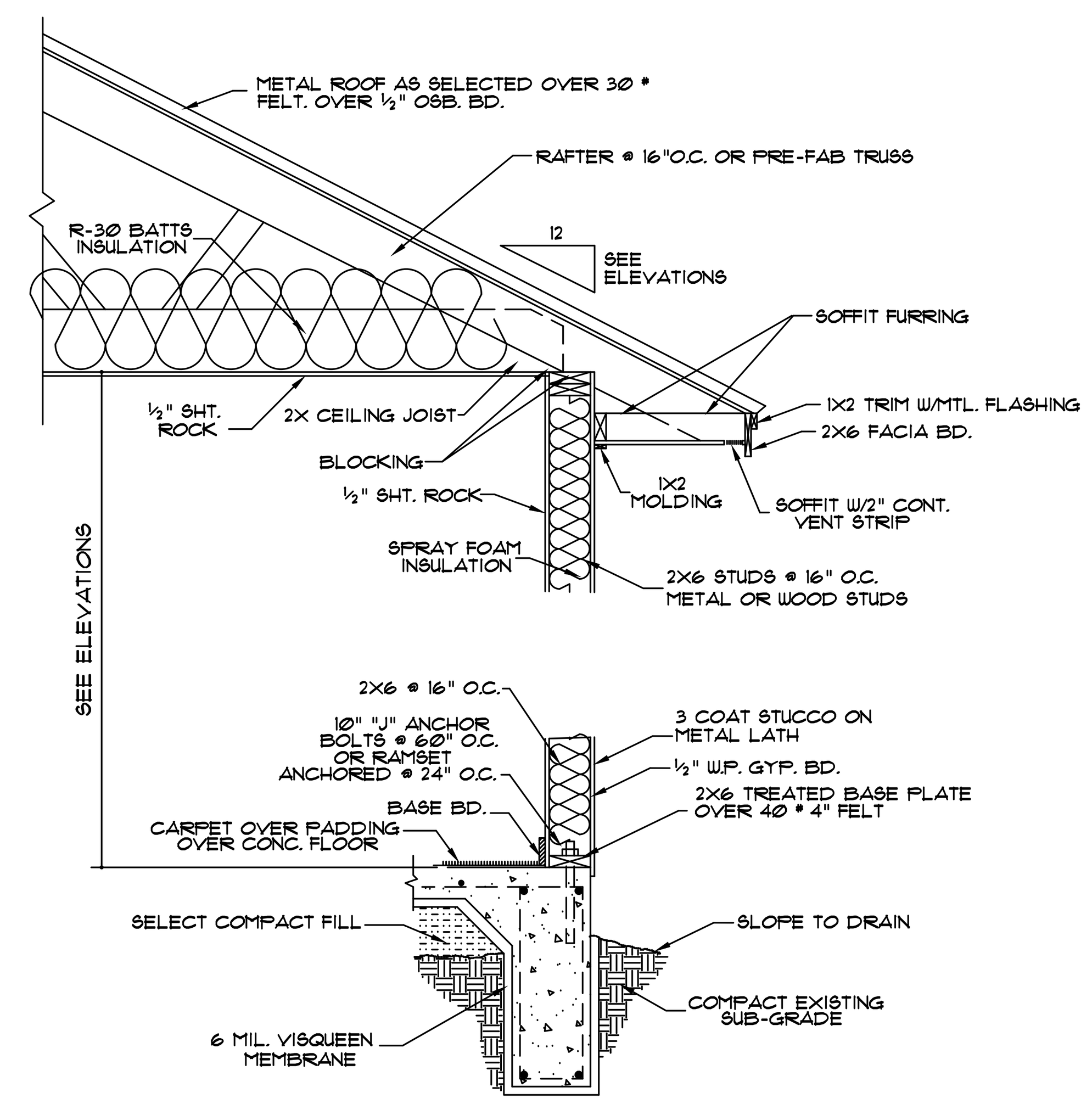
SECOND FLOOR PLAN

SCALE: ¼"=1'-0"



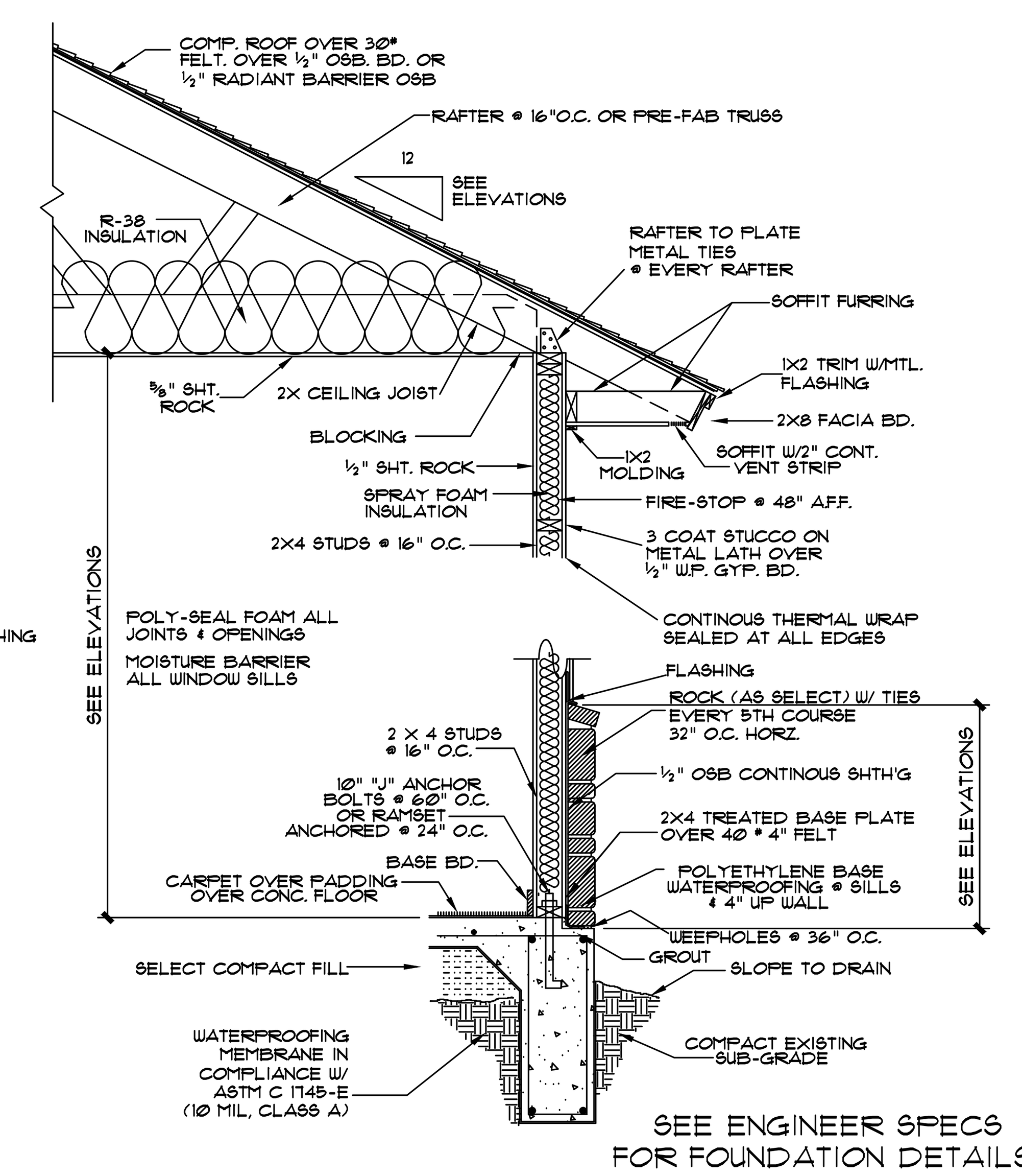
TWO STORY STUCCO WALL SECTION

SCALE: ½"=1'-0"



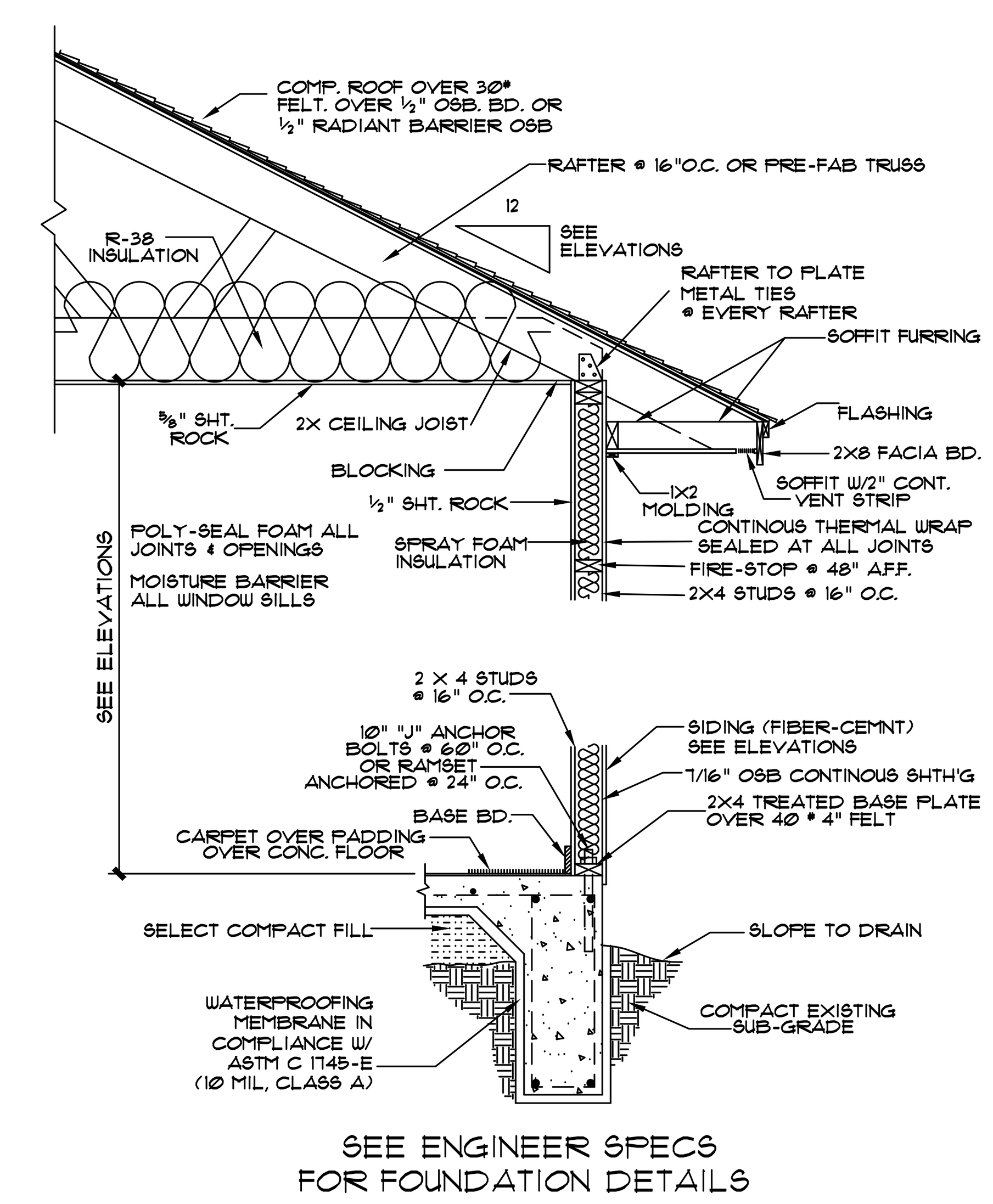
TYPICAL 2X6 STUCCO WALL

SCALE: ½"=1'-0"



STUCCO & STONE WALL SECTION

SCALE: ½"=1'-0"



TYPICAL SIDING WALL SECTION

SCALE: ½"=1'-0"

IF USING ON-SITE FRAMING & NOT PRE-FAB BEAMS & TRUSSES USE THE TABLES BELOW

DOOR & WINDOW HEADERS INTERIOR NOT LESS THEN 2X6'S EXTERIOR NOT LESS THEN 2X8'S	
MAXIMUM SPANS	
ONE STORY B. R.	TWO STORY B. R.
2-2X6----------------5'-10"	2-2X6----------------4'-8"
2-2X8----------------6'-9"	2-2X8----------------5'-5"
2-2X10----------------8'	2-2X10----------------6'-4"
2-2X12----------------9'-3"	2-2X12----------------7'-5"
ALL MATERIAL TO BE NO. 2 S.Y.P. B. R. = NUMBER OF STORIES BELOW ROOF LEVEL	

IF USING ON-SITE FRAMING & NOT PRE-FAB BEAMS & TRUSSES USE THE TABLES BELOW

CEILING JOIST SPANS PER 2018 IRC
EXEEDS MINIMUM PER TABLE: R802.4
CEILING JOISTS SCHEDULE
FOR: L. L. 20 psf, D. L. 10 psf (LIMITED STORAGE)

	MAXIMUM SPAN		
SIZE	12" O.C.	16" O.C.	24" O.C.
2X4	9'-3"	8'-0"	6'-7"
2X6	13'-11"	12'-0"	9'-10"
2X8	17'-7"	15'-3"	12'-6"
2X10	20'-11"	18'-1"	14'-9"
2X12	33'-0"	31'-0"	27'-0"

• ALL MATERIAL TO BE NO. 2 S.Y.P.
• ATTICS WITH LIMITED STORAGE

IF USING ON-SITE FRAMING & NOT PRE-FAB BEAMS & TRUSSES USE THE TABLES BELOW

ROOF RAFTER SPANS PER 2018 IRC
EXEEDS MINIMUM PER TABLE: R802.5.1
ROOF RAFTER SCHEDULE
FOR: L. L. 20 psf, D. L. 10 psf (CEILING ATTACHED)

	MAXIMUM SPAN		
SIZE	12" O.C.	16" O.C.	24" O.C.
2X4	9'-5"	8'-7"	7'-4"
2X6	14'-9"	13'-5"	11'-0"
2X8	19'-6"	17'-1"	13'-11
2X10	23'-5"	20'-3"	16'-6"
2X12	26'-0"	23'-10"	19'-6"

• ALL MATERIAL TO BE NO. 2 S.Y.P.
• CEILING ATTACHED

ROOF RAFTER SPANS PER 2018 IRC
EXEEDS MINIMUM PER TABLE: R802.5.1
ROOF RAFTER SCHEDULE
FOR: L. L. 20 psf, D. L. 10 psf (CEILING NOT ATTACHED)

	MAXIMUM SPAN		
SIZE	12" O.C.	16" O.C.	24" O.C.
2X4	10'-4"	9'-0"	7'-4"
2X6	15'-7"	13'-6"	11'-0"
2X8	19'-8"	17'-1"	13'-11
2X10	23'-5"	20'-3"	16'-6"
2X12	26'-0"	23'-10"	19'-6"

• ALL MATERIAL TO BE NO. 2 S.Y.P.
• CEILING NOT ATTACHED

GENERAL NOTES:

1.0 These construction documents and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
2.0 Any discrepancies in construction documents to be brought to the attention of the architect prior to work being performed or materials being ordered.
3.0 All windows will be dimensioned to center line unless otherwise noted. Glass size per mfr. specs.
4.0 All windows within 24" of an exterior or interior door to be tempered glass. Window manufacturer to verify for all tempered glass locations as per applicable code.
5.0 Builder to verify sizing and location of all appliances & related components.
6.0 Weather strip attic access door(s).
7.0 Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20'-0" of access.
8.0 Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
9.0 All plumbing, appliance & gas vents to vent to rear of roof ridge wherever possible.
10.0 Provide control and expansion joints as required on concrete drives, walks, and patios.
11.0 Provide a door sill at all exterior door thresholds
12.0 Unless noted otherwise standard pantry shelving to be as follows:
Lowest 2 shelves to be 16" D. with height spacing of 14" clear.
Remaining shelves to be 12" D. with height spacing of 12" clear.
13.0 Provide blocking for ceiling fans where specified
14.0 Provide electric for pool &/or spa equip. & lites. Provide necessary plumbing for pool &/or spa. Verify location with builder or owner.

NOTE:
ALL DRY WALL CORNERS TO BE SQUARED

ALL WINDOWS TO BE:
1. INSULATED LOW "E" GLASS,
2. VINYL FRAME.
3. WITH SOLAR HEAT GAIN (SHG) OF .25 MINIMUM

NOTE:
ALL STACK VENTS TO BE ROUTED TO THE REAR OF THE HOUSE

NOTE:
ALL DRY WALL CORNERS TO BE SQUARED

NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2018 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) & TORNADO RESISTANCE

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CITY OF SAN ANTONIO, TEXAS
BEXAR COUNTY, TX

SQUARE FOOTAGE TABULATIONS:	
FIRST FLR.	1287 #'
SECOND FLR.	667 #'
TOTAL LIVING	1954 #'
COV. PORCH	175 #'
COV. PATIO	109 #'
CARPORT	669 #'
TOTAL UNDER ROOF	2907 #'

FLOOR PLAN
DATE DRAWN: SEPTEMBER 18, 2024
DRAWN BY: RBA
CHECKED BY: RBA
PLOT DATE: NOVEMBER 02, 2024
SHEET 2 OF 5 SHEETS

PLAN NO.: TBCP-1954
FILE: B

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: 12/10/24

HDRC Case #: 2024-379

Address: 114 Dewberry

Meeting Location: WebEX

APPLICANT: Joseph Keresztury

DRC Members present: Jimmy Cervantes, Jeffrey Fetzer, Roland Mazuca

Staff Present: Caitlin Brown-Clancy

Others present: N/A

REQUEST: The applicant is requesting conceptual approval to construct a new 2-story, single-family residence totaling approximately a 2,400 square foot building footprint with an attached porte cochere.

COMMENTS/CONCERNS:
Jeffrey Fetzer – Suggested revising window placement on right and left elevations to be centered on gable vent. Consider window type/placement of 10 light window on left elevation to read more subordinate. Reduce ceiling heights/incorporate vaulted ceiling to bring overall height of structure down even further as second story is "top-heavy". Incorporate 6" mullions on all "ganged" windows. Utilize taller window proportion for all sashed windows.
Jimmy Cervantes - Add additional fenestration to gable on right elevation
Roland Mazuca – Center windows on side gables and utilize taller window proportion for all sashed windows.

OVERALL COMMENTS:

- ***Reduce height of second story gable***
- ***Refine window placement on second story gables***
- ***Utilize taller window proportion on all sashed windows***

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: 11/26/24

HDRC Case #: 2024-379

Address: 114 Dewberry

Meeting Location: WebEX

APPLICANT: Joseph Keresztury

DRC Members present: Monica Savino, Jeffrey Fetzer, Roland Mazuca

Staff Present: Caitlin Brown-Clancy, Cory Edwards

Others present: N/A

REQUEST: The applicant is requesting conceptual approval to construct a new 2-story, single-family residence totaling approximately a 2,400 square foot building footprint with an attached porte cochere.

COMMENTS/CONCERNS:

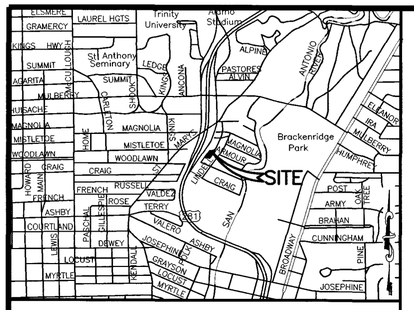
Monica Savino – expressed concern over general massing specifically of the rear roof form. Suggested re-thinking the 2nd floor window array above front porch. Mentioned simplifying roofing materials. Has major concerns over window type(s). Suggested re-considering the head heights of all windows to be higher as well as floor plate heights.

Jeffrey Fetzer - Agreed with Monica's comments. Had additional concerns re: the symmetry of the front porch and its relationship to the central gable of front façade. Suggested reducing ceiling heights to bring overall massing down to a more appropriate scale.

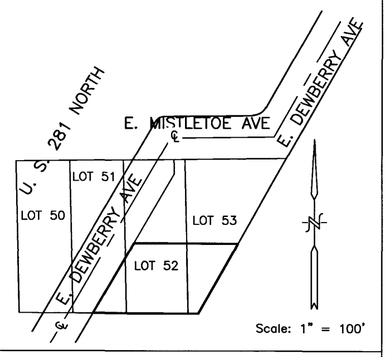
Roland Mazuca – Agreed with all comments made.

OVERALL COMMENTS:

- ***Overall massing and scale feel a bit inappropriate to neighbors; especially rear roof***
- ***Concerns over overall window product***
- ***Simplify materials***



LOCATION MAP NOT TO SCALE



AREA BEING REPLATTED

THE AREA BEING RE-PLATTED IS PORTIONS OF LOTS 51-53, BLOCK 1, NEW CITY BLOCK 6461, OF THE MISTLETOE ADDITION SUBDIVISION PLAT, AN ANTIQUATED PLAT DATED JUNE 18, 1926, RECORDED IN VOLUME 642, PAGE 264, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

BLK	=	BLOCK
SF	=	SQUARE FEET
AC	=	ACRES
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
N.C.B.	=	NEW CITY BLOCK
ESMT.	=	EASEMENT
G.E.T.TV.EA.	=	GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT
•	=	1/2" DIAMETER IRON PINS SET
VOL.	=	VOLUME
PG.	=	PAGE
R.O.W.	=	RIGHT OF WAY
999	=	EXISTING CONTOURS
℄	=	CENTERLINE
SAN. SWR.	=	SANITARY SEWER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

ROY AKIONA, PE, CFM
LICENSED PROFESSIONAL ENGINEER No. 50353
SAN ANTONIO DESIGN GROUP, INC.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

RHONDA K. BUTLER
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5049
ACE SURVEYING, INC.

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A 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 TRESS OR PARTS THEREOF, OR OTHER OBSTRUCTION WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS STRUCTURES,M CONCRETE SLAB, OR WALL WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT 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 HERON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN 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.

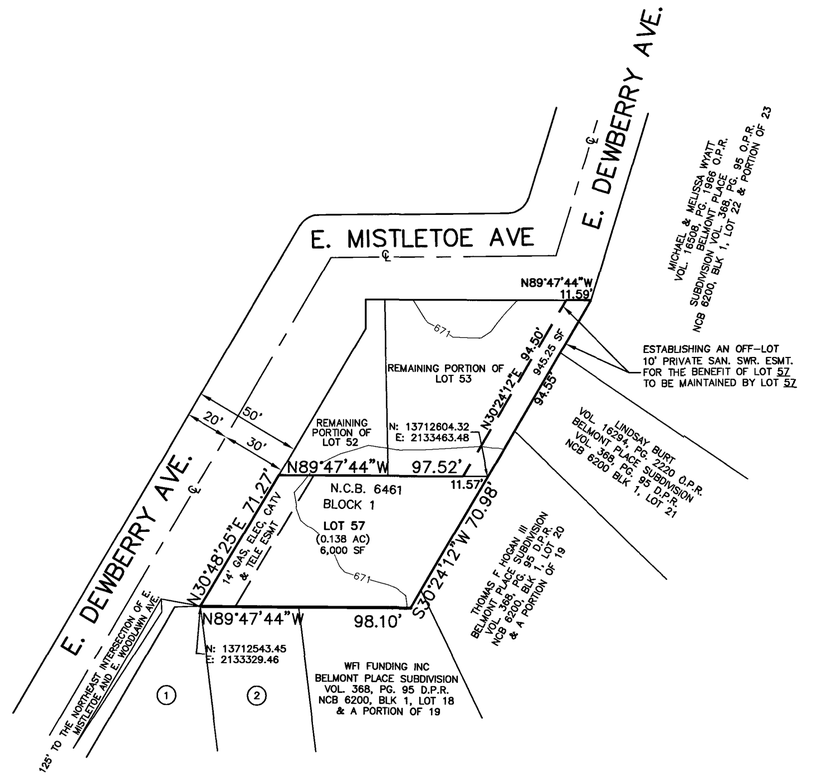
SAWS NOTES:

1. WASTEWATER EDU NOTE:
   THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
2. IMPACT FEE PAYMENT DUE:
   WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
3. SAWS HIGH PRESSURE NOTE:
   A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE NOTES:

1. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 57, BLOCK 1, N.C.B. 6461. DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATE, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
5. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0360G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



1. RAUL S ESPARZA
   BELMONT PLACE SUBDIVISION
   VOL. 368, PG. 95, D.P.R.
   NCB 6200, BLK 1, PORTION OF LOT 16
   AND PORTION OF LOT 17
2. JORGE & YOLANDA BRIONES
   BELMONT PLACE SUBDIVISION
   VOL. 368, PG. 95 D.P.R.
   NCB 6200, BLK 1, PORTION OF LOT 17

SURVEYOR NOTES:
MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF **ACE SURVEYING, INC.**

1. BASIS OF BEARINGS FOR THIS PLAT: WGS 84, NAD 83, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE 4204.
2. IRON PINS SET ARE 1/2" REBAR WITH PINK PLASTIC CAP STAMPED "RKB 5409".
3. (o) INDICATE A FOUND 1/2" IRON PIN AT CORNERS UNLESS OTHERWISE NOTED.

PLAT NUMBER : 19-11800259

REPLAT ESTABLISHING

MISTLETOE ADDITION SUBDIVISION

ESTABLISHING LOT 57, BLOCK 1, N.C.B. 6461 BEING A TOTAL OF 0.145 ACRES OF LAND OUT OF LOTS 51-53, BLOCK 1, N.C.B. 6461, MISTLETOE ADDITION SUBDIVISION, PREVIOUSLY RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOL. 642, PG. 264. WHEREAS, THE PROPERTY OWNER, JOSE PROPERTIES LLC, AS RECORDED IN DOCUMENT NUMBER 20180204867 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

ZONING – DESIGN – PERMITTING – INSPECTIONS – CERTIFICATE OF OCCUPANCY
ONE STOP CODE CONSULTING, L.L.C.
255 SHADYVIEW DR. S.A. TX. 78201
PHONE: (210) 778-8219

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, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT: FERNANDO DELEON

OWNER/DEVELOPER:
JOSE PROPERTIES LLC
428 NORMANDY AVE.
SAN ANTONIO, TEXAS 78209
TELE: (210) 778-8219

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FERNANDO DELEON, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 17 DAY OF October A.D. 20___.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

J. A. Saucedo Jr.
Notary Public
State of Texas
Comm. exp 05-06-2023

THIS PLAT OF MISTLETOE ADDITION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 25 DAY OF October A.D., 2019

BY: _____ DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS, COUNTY OF BEXAR
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY ON: 11/1/2019 1:10:47 PM
PLAT VOLUME: 20001 PAGE: 1570
AMOUNT: $82.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY CLERK BEXAR COUNTY TEXAS

BY: _____, DEPUTY

Subject: BOA-24-10300094 - 114 Dewberry Street

Good morning,

I have reviewed your Board of Adjustment application for 114 Dewberry Street.

Sec. 35-516(e) of the Unified Development Code permits irregular shaped lots to have a reduced setback, so long as the mean horizontal rear setback is at least 15 feet.

I believe this is the case per the Site Plan you provided and if that is the case, you do not require this variance.

If this is accurate, please let me know and we will withdraw your application and provide a full refund.