

# HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2022

**HDRC CASE NO:** 2020-462  
**ADDRESS:** 815 QUITMAN ST  
819 QUITMAN ST  
**LEGAL DESCRIPTION:** NCB 1255 BLK 3 LOT S 11.5 FT OF 39 & W 49.5 OF 42 ARB 42C  
NCB 1255 (SULLIVAN STUDIO SUBD), BLOCK 3 LOT 43  
**ZONING:** C-2, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** Mark Sullivan  
**OWNER:** Monique Garza/GARZA MONIQUE  
**TYPE OF WORK:** Amendment to a previously approved design regarding facade materials  
**APPLICATION RECEIVED:** August 30, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design regarding facade materials.

## 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 nonresidential building types are more typically flat and screened by an ornamental parapet wall.

*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.

### 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.

#### Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- 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 true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

## **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design regarding façade materials.
- b. PREVIOUS APPROVAL – The applicant received approval from the Historic and Design Review Commission at the April 21, 2022, Historic and Design Review Commission hearing with the following stipulations:
  - i. If the deep front setback is used as proposed, then the site plan should feature a reduced parking pad paved area by half, where the plan currently depicts a nearly full width paved area with 4 parking spots set to the west property line.
  - ii. The final window product should adhere to the Standard Specifications for Windows in New Construction.
  - iii. That the applicant submits at least 80% sufficient construction documents as required by the Unified Development Code for final approval and permitting. Per the applicant, the selected manufacture, Mueller, Inc would only be able to produce the construction drawings after documentation of conceptual approval is provided.
- c. DESIGN AMENDMENT – At this time, the applicant has proposed to amend the previously approved design regarding façade materials and the amount of exterior brick. The previously approved design featured full brick facades. At this time, the applicant has proposed to install only a brick wainscoting with the remaining façade featuring metal siding. Per the Guidelines for New Construction 3.A.i., applicants should 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. Generally, staff finds the proposed amendment to be appropriate.
- d. DESIGN AMENDMENT – At this time the applicant has only proposed an amendment to the proposed amount of brick cladding installed on each façade. There have been no changes to the footprint or massing of the proposed structure. All stipulations of the original approval, noted in finding b, continue to apply.
- e. n. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

## **RECOMMENDATION:**

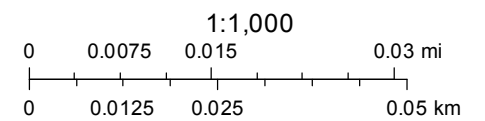
Staff recommends approval based on findings a through e with the following stipulations:

- i. That the applicant submits final brick specifications to staff for review and approval.
- ii. That the applicant adhere to the stipulations of the original approval, as noted below:
  - a. If the deep front setback is used as proposed, then the site plan should feature a reduced parking pad paved area by half, where the plan currently depicts a nearly full width paved area with 4 parking spots set to the west property line.
  - b. The final window product should adhere to the Standard Specifications for Windows in New Construction.

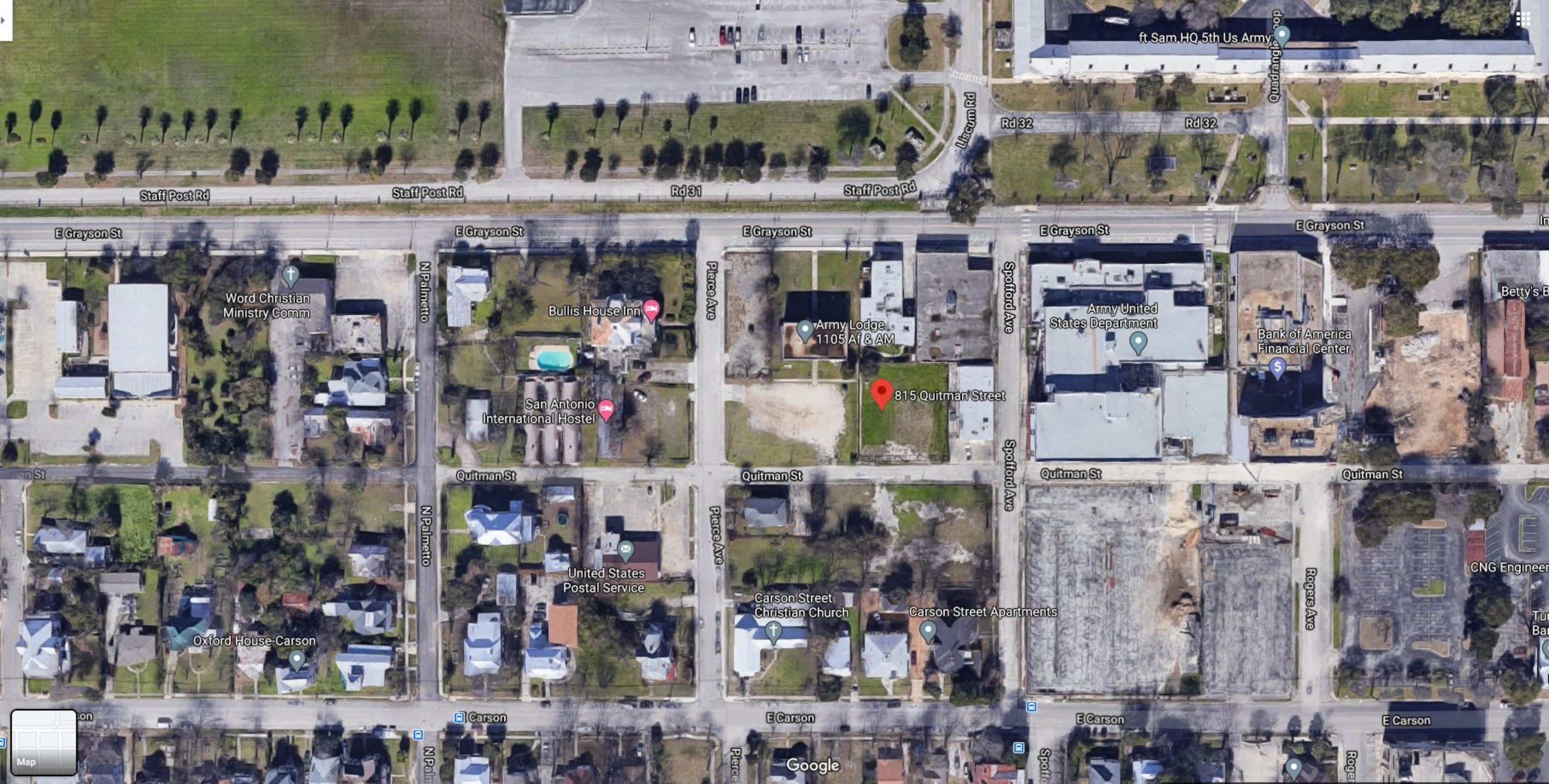
# 815 Quitman



December 8, 2020







ft Sam HQ 5th Us Army

Quadrangle Loop

Rd 32

Rd 32

Staff Post Rd

Staff Post Rd

Rd 31

Staff Post Rd

E Grayson St

E Grayson St

E Grayson St

E Grayson St

E Grayson St

Word Christian  
Ministry Comm

Bullis House Inn

San Antonio  
International Hostel

Army Lodge  
1105 Af & AM

815 Quitman Street

Army United  
States Department

Bank of America  
Financial Center

Betty's B

N Palmetto

Pierce Ave

Spofford Ave

Spofford Ave

Rogers Ave

Quitman St

Quitman St

Quitman St

Quitman St

Oxford House-Carson

United States  
Postal Service

Carson Street  
Christian Church

Carson Street Apartments

CNG Engineer

Tur  
Bar

E Carson

E Carson

E Carson

Carson

Google







San Antonio International Airport

United States Postal Service

Ft. Sam Houston Church of Christ

815 Quitman Street

Army United States Department

Turning Headz Barber Studio

Bank of America Financial Center

CNG Engineering, PLLC

1919

1921

1017

1518

1923

1925

1927

1933

1931

1522

1527

Betty's Battalion

1939

1941

1947

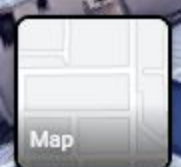
Inspire Community Fine Art Center

E Grayson St

N New Braunfels Ave

E Grayson St

Google







San Antonio  
International Hostel

Army Lodge  
1105 Af & AM

815 Quitman Street

States  
service

Carson Street  
Christian Church

Google





Carson Street  
Christian Church

United States  
Postal Service

San Antonio  
International Hostel

Carson Street Apartments

Bullis House Inn

Army Lodge  
1105 Af & AM

815 Quitman Street

Army United  
States Department

1400

1316

1314

43

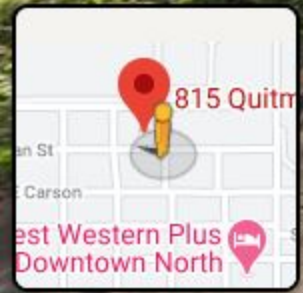
Shafford Ave

E Grayson St

Google

















# Mueller, Inc. 3D Design Tool

## Project Specifications

Project Name: **Quitman March 2022**

Project Date: **03/22/2022 12:05:09 PM**

### Customer Mailing Address

Mark Sullivan

mark sullivan

PO Box 6403

San Antonio, TX 78209

Phone/Email:

(210)707-7000 /

marktexo@gmail.com



### **3D QUOTE DATA**

Project Not Quoted.

### Building Details

Basics (in ft.):

width X length X height: **40 X 80 X 24**

pitch: **4**

overhang\_sides: **1**

overhang\_end: **1**

Wainscot: yes Gutter: yes

### Colors

Wall:

**Light Stone**

Roof:

**Galvalume Plus**

Trim:

**Light Stone**

RollUp: **Light Stone**

Wainscot: **White**

Liner Panels: **None**

### Accessories

Insulation: **Yes**

front door\_3x7

back door\_3x7

right wall window\_6x3

right wall window\_6x3

left wall window\_6x3

left wall window\_6x3

right wall window\_6x3

left wall window\_6x3

back window\_6x3

front window\_6x3

right wall door\_3x7

right wall rollup\_10x10

front window\_6x3

back window\_6x3

left wall window\_6x3

right wall window\_6x3

right wall window\_6x3

left wall window\_6x3

back window\_6x3

right wall door\_3x7

front window\_6x3

right wall window\_6x3

back window\_6x3

left wall window\_6x3

right wall window\_6x3

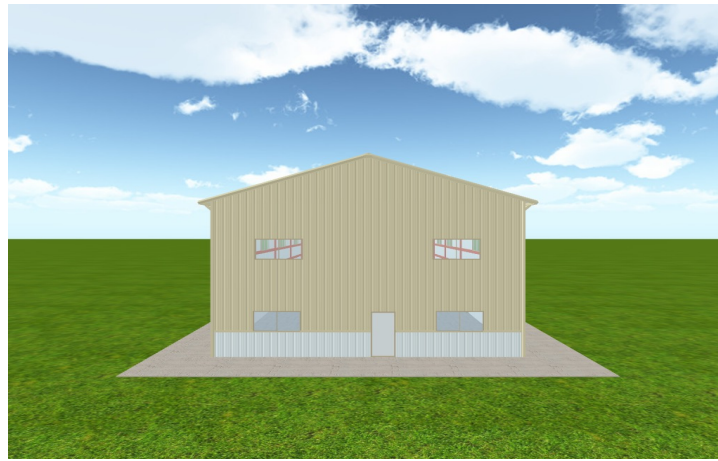
left wall window\_6x3

left wall window\_6x3

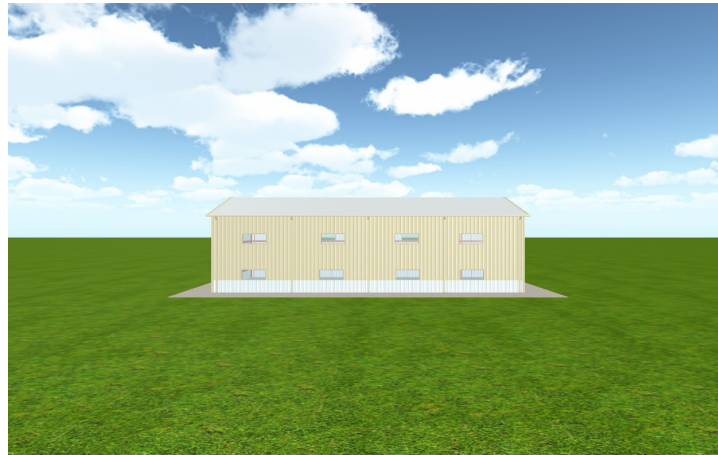
front window\_6x3



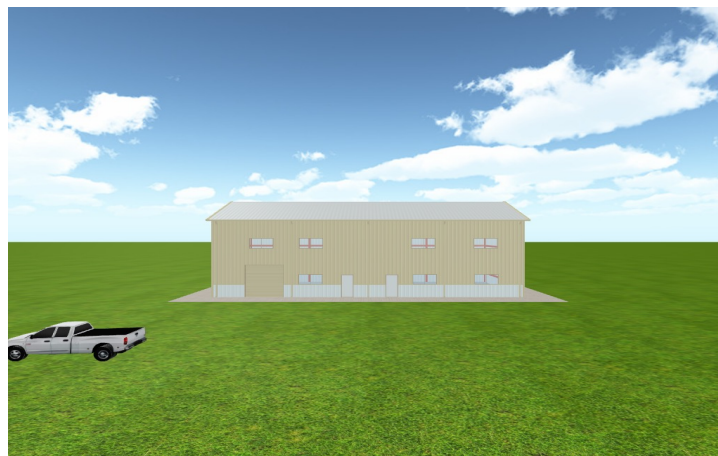
FRONT



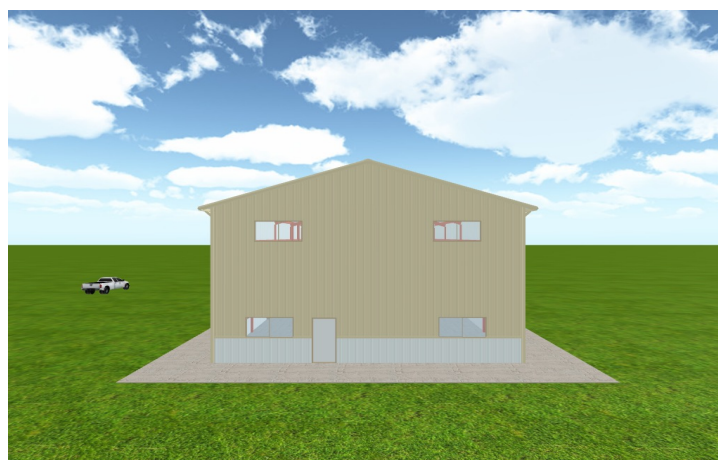
LEFT SIDE



RIGHT SIDE



BACK

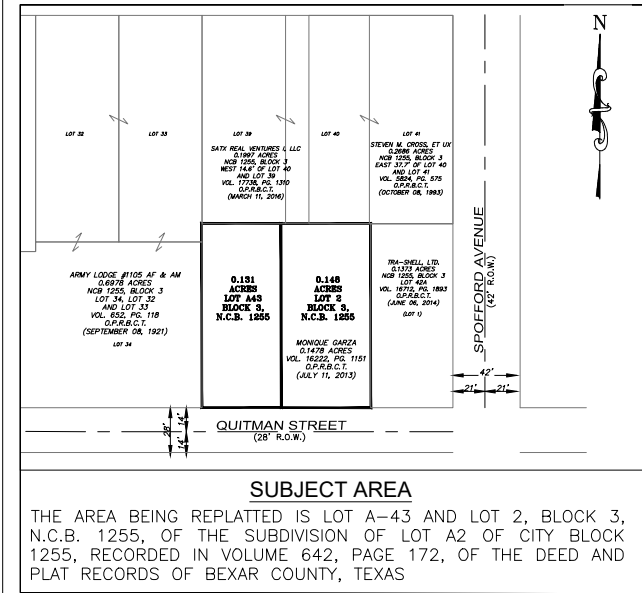
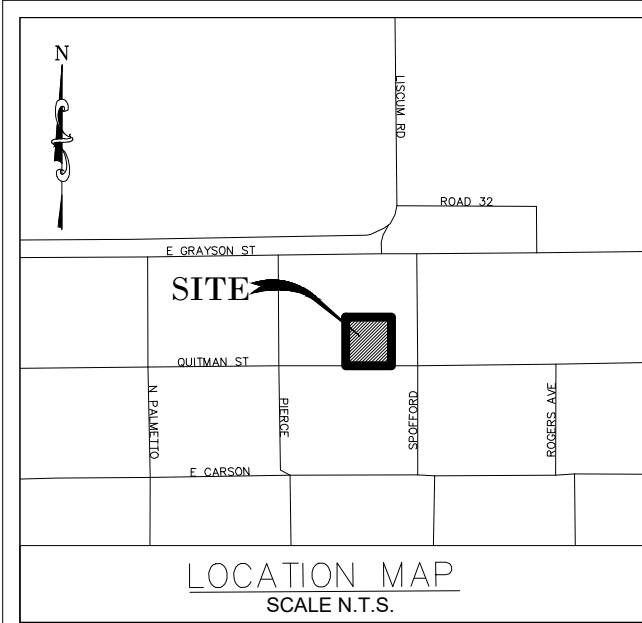


March 22, 2022



Thank you for your interest in Mueller, Inc.





STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF THE SUBDIVISION OF LOT A2 OF CITY BLOCK 1255, WHICH IS RECORDED IN VOLUME 642, PAGE 172, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

MONIQUE GARZA - OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_, 2020.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES

LEGEND

FOUND IRON ROD	●
SET IRON ROD W/ HOWLAND CAP	●
LAND HOOK	↖
EXISTING CONTOUR LINE	---
PROPOSED CONTOUR LINE	---
CENTER LINE	⊥
G.E.C.T.V = GAS, ELEC., COMM., CATV	
ELEC = ELECTRIC	
TEL = TELEPHONE	
CATV = CABLE TELEVISION	
ESMT = EASEMENT	
U.E. = UTILITY EASEMENT	
D.R.B.C.T. = DEED RECORDS OF BEXAR COUNTY OF TEXAS	
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY OF TEXAS	
R.O.W. = RIGHT-OF-WAY	
CB = COUNTY BLOCK	
NCB = NEW CITY BLOCK	
VOL. = VOLUME	
PG. = PAGE	

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 GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JUAN G. RODRIGUEZ, P.E.  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR:

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

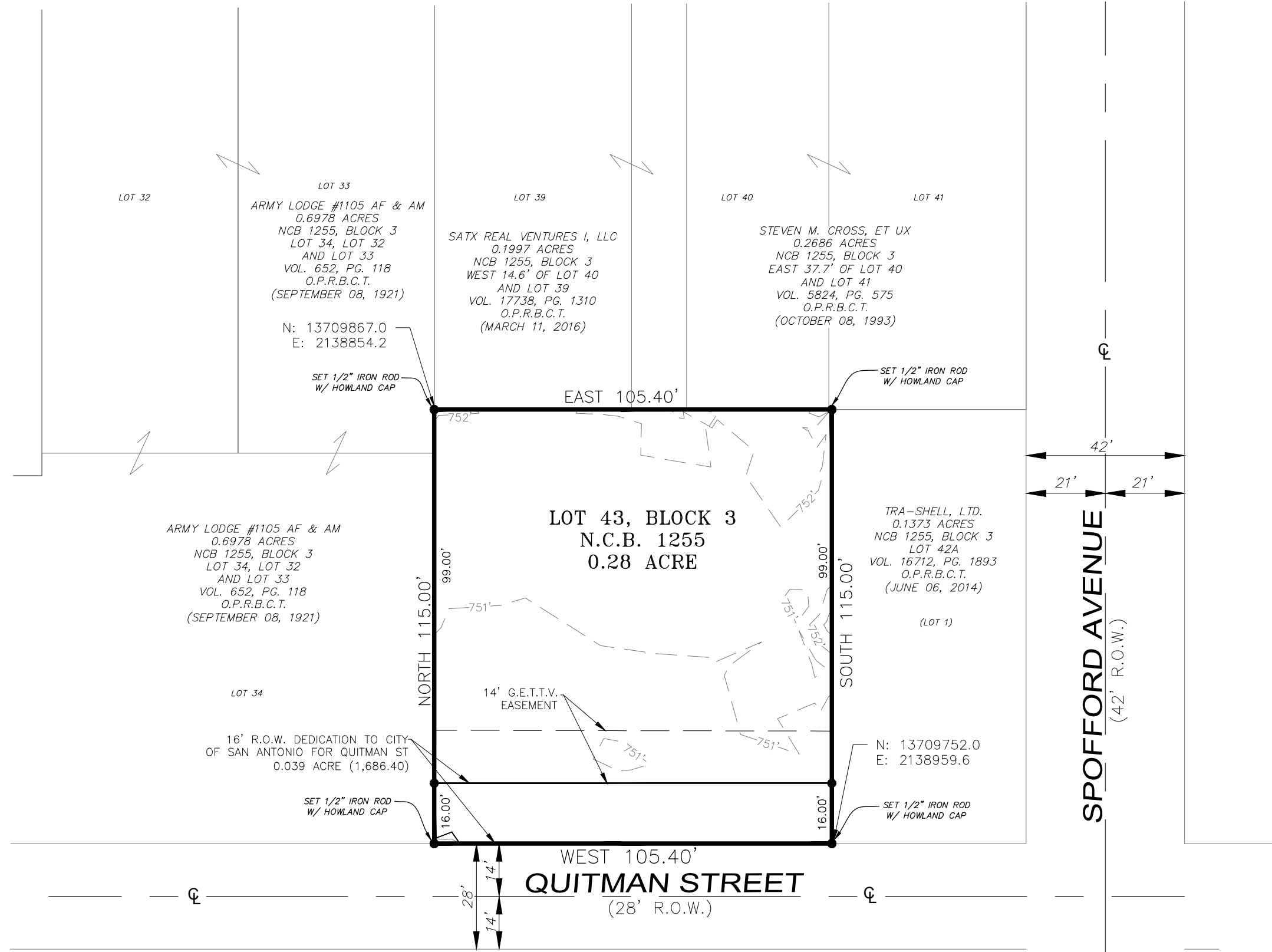
JAMES ORNELAS, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CPS/SAWS/COSA UTILITY:

- 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 ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 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.



GENERAL NOTE:

- FINISHED CONTOURS SHOWN ON THIS MAP ARE FOR GRAPHICAL PURPOSES ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED ON THIS MAP DUE TO THE SCALE OF THE PLAT.
- A 5-FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES.
- LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0405G, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

TREE NOTES:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2572545) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HERUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/89, SOUTH CENTRAL ZONE.
- ELEVATIONS ARE BASED ON NAVD 88.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE, COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD 83).
- DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET. THE FACTOR IS 0.999830028895.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER.

IMPACT FEE PAYMENT DUE NOTE:

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.

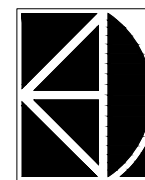
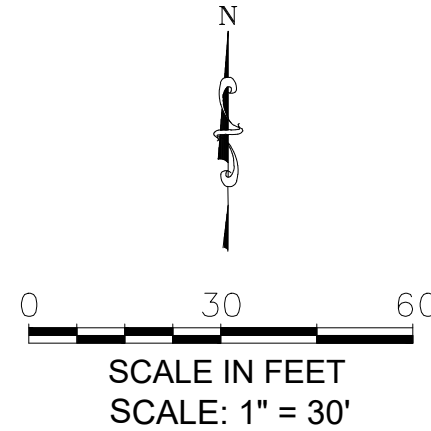
SETBACK NOTE:

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

PLAT NUMBER: 20-11800036

REPLAT ESTABLISHING  
SULLIVAN STUDIO SUBDIVISION

BEING A TOTAL OF 0.24 ACRE, INCLUSIVE OF A 0.039 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING LOT 43, BLOCK 3, NEW CITY BLOCK 1255, BEING OUT OF TRACT 1 (LOT 42) AND TRACT 2 (LOT 2, AKA LOT 42B), BLOCK 3, NEW CITY BLOCK 1255, AND BEING SITUATED WITHIN LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO DEED THEREOF RECORDED IN VOLUME 16222, PAGE 1151, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



ISRO ENGINEERING SERVICES, P.L.L.C.  
TBPE REGISTRATION NO. : F-14466  
8018 KITTY HAWK, SUITE 1 & 2  
CONVERSE, TEXAS 78109  
PHONE (210) 793-8136  
MOBILE (956) 236-5615  
WWW.ISROGROUP-US.COM

HOWLAND

ENGINEERING AND SURVEYING CO.

TBPE FIRM REGISTRATION NO. F-4097 TBPLS FIRM REGISTRATION NO.

100464-00 TBPLS FIRM REGISTRATION NO. 10194361  
7615 N. Bartlett Avenue, Laredo, TX, 78041 P. 956.722.4411  
4902 Sinclair Road, San Antonio, TX, 78222 P. 210.648.1600  
www.howlandcompanies.com

DATE OF PREPARATION: JULY 24, 2020

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.

OWNER / DEVELOPER: MONIQUE GARZA  
(210) 707-7000  
PO BOX 6403  
SAN ANTONIO, TEXAS 78209-0403

STATE OF TEXAS  
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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. 2020.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

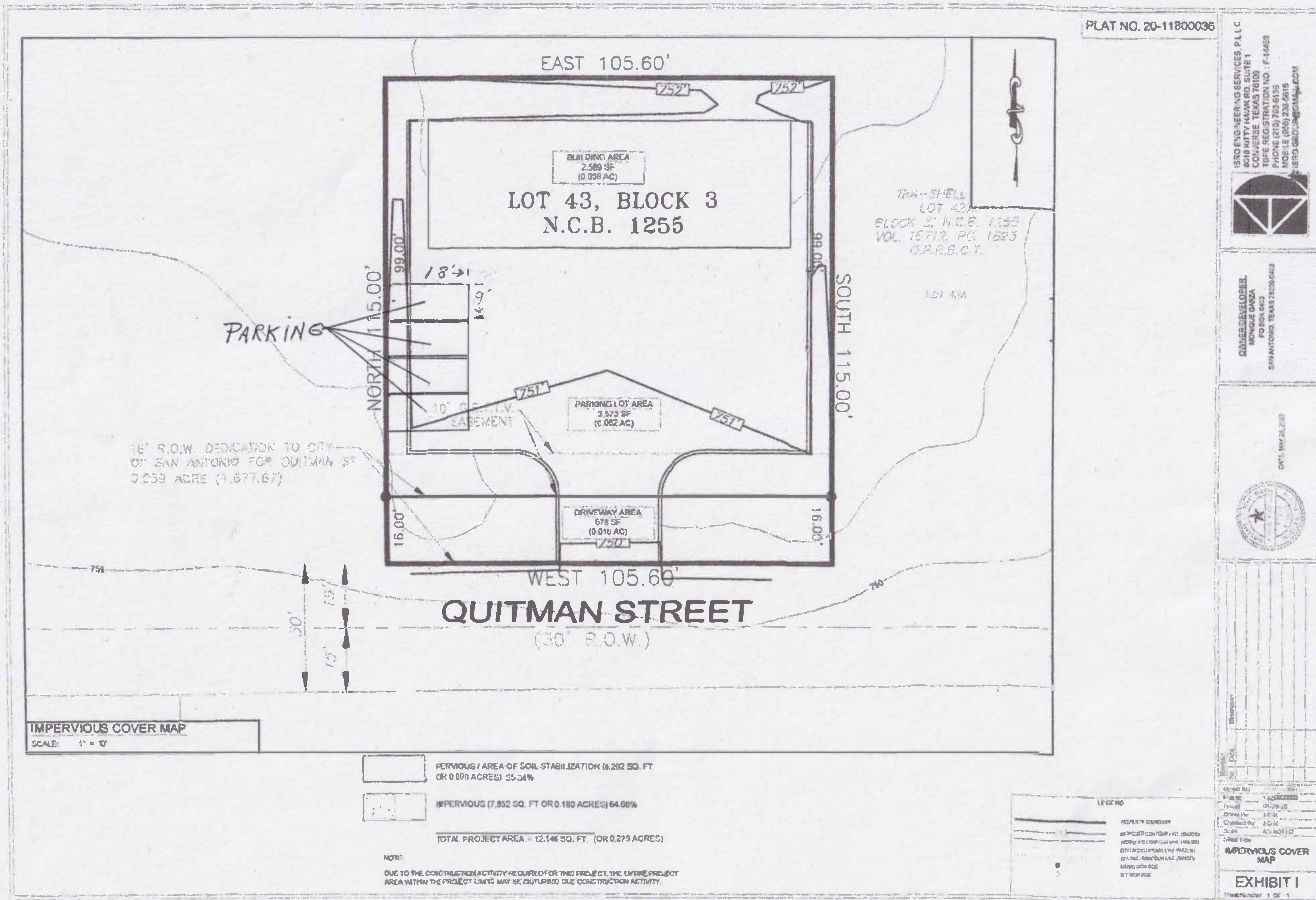
THIS PLAT OF SULLIVAN STUDIO SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 2020

BY: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

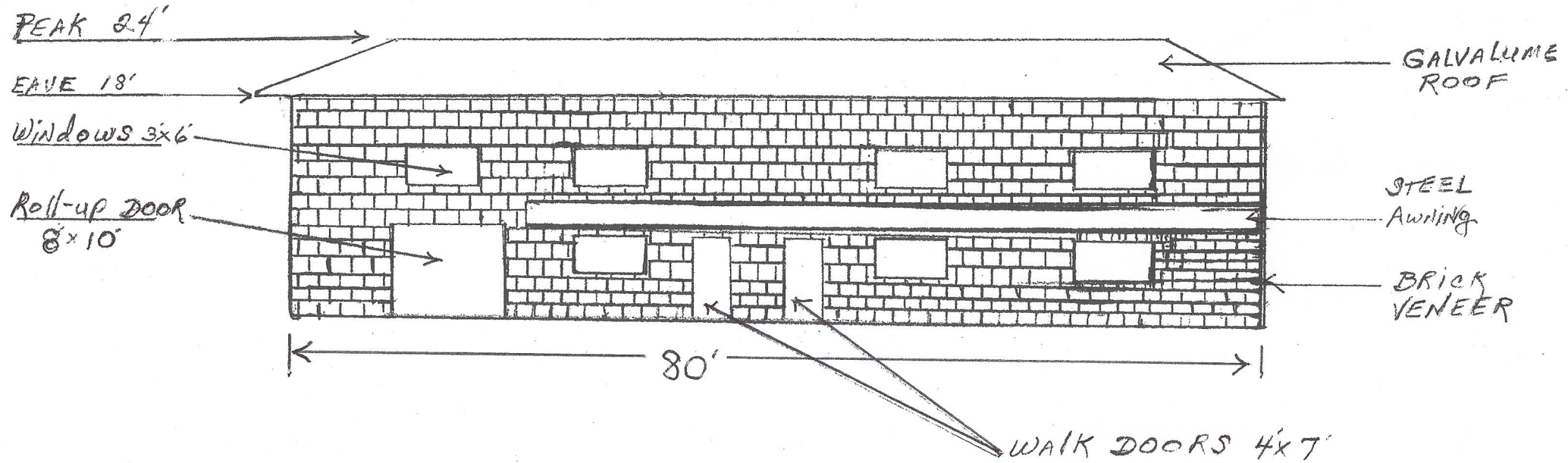


## PREVIOUSLY APPROVED SITE PLAN





SOUTH ELEVATION

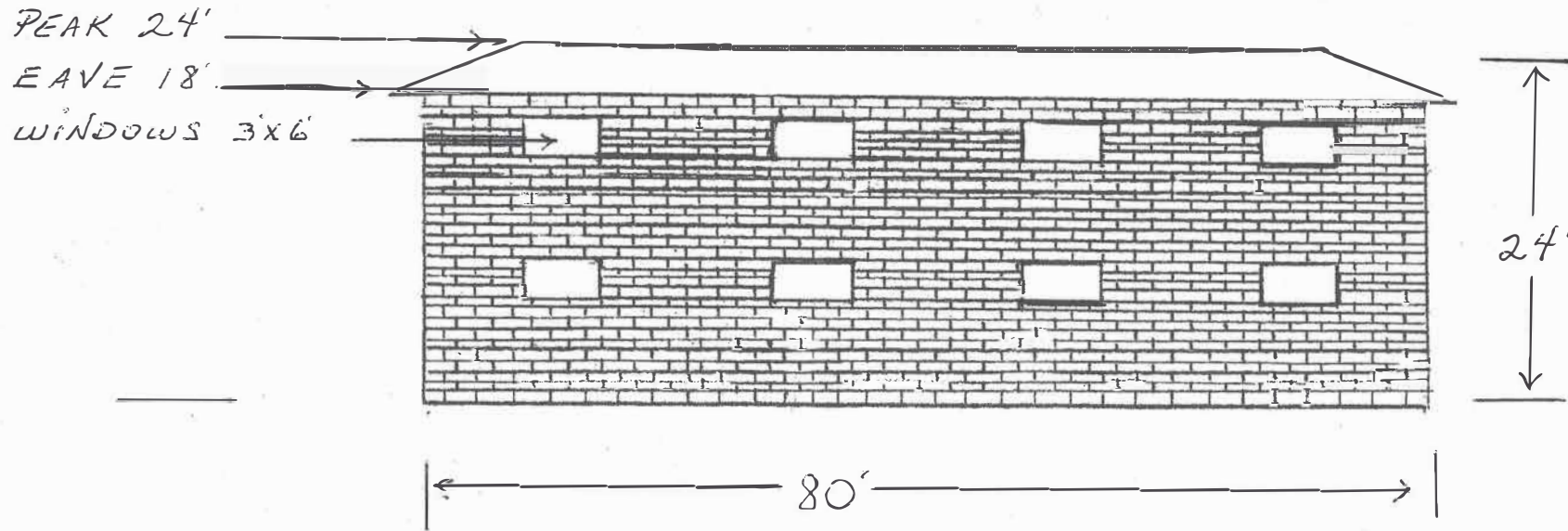


Sullivan Studio

PREVIOUSLY APPROVED ELEVATION



# NORTH ELEVATION

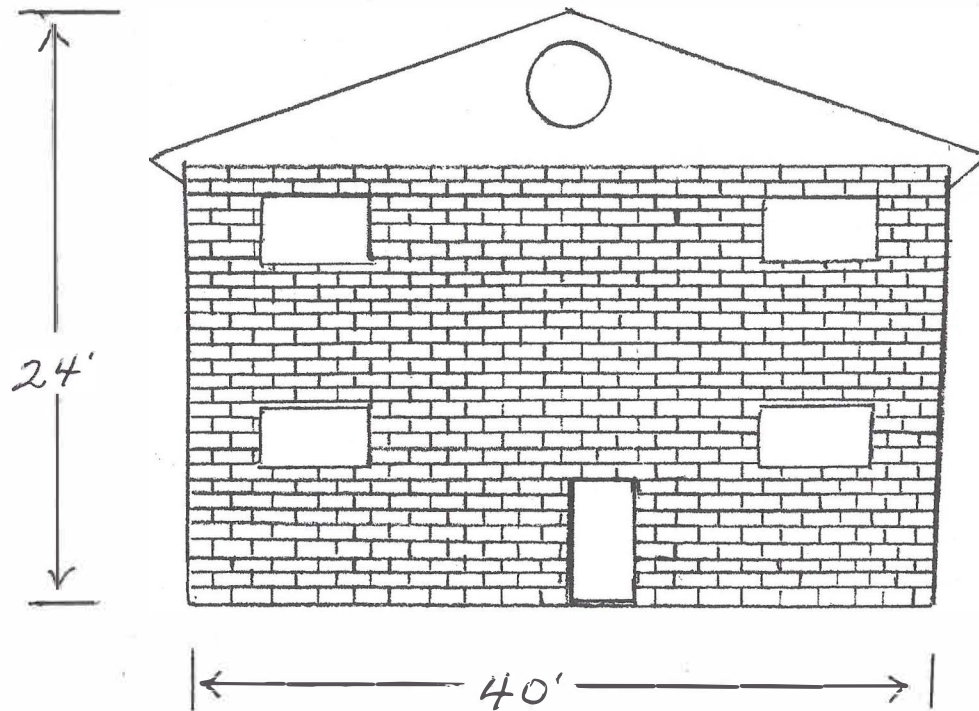


SULLIVAN STUDIO

PREVIOUSLY APPROVED ELEVATION



WEST ELEVATION

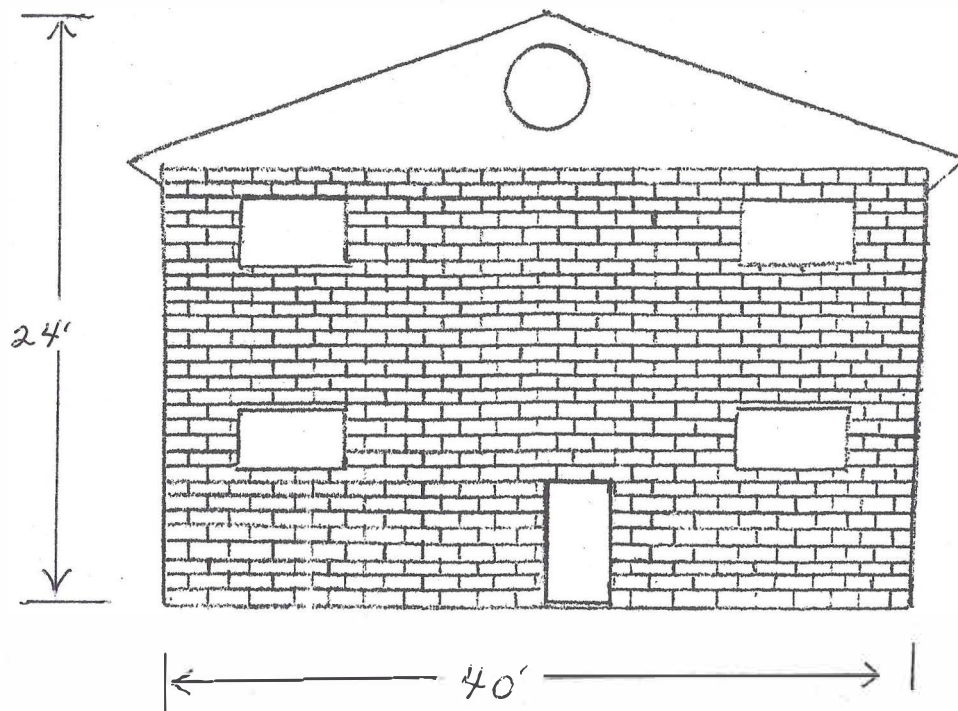


PREVIOUSLY APPROVED ELEVATION

815 QUITMAN



# EAST ELEVATION



PREVIOUSLY APPROVED ELEVATION

815 QUITMAN