HISTORIC AND DESIGN REVIEW COMMISSION
December 02, 2020

HDRC CASE NO:	**2020-498**
COMMON NAME:	1253 E CROCKETT (Corner of E Crockett and N Monumental)
LEGAL DESCRIPTION:	NCB 1373 BLK 1 LOT E 34.6 FT OF 38 & S 7.2FT OF E 34.6 FT OF 37
ZONING:	RM-4, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
TYPE OF WORK:	Construction of a 2-story residential structure
APPLICATION RECEIVED:	October 30, 2020
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct a 2-story residential structure at the corner of E Crockett and N Monumental, in the Dignowity Hill Historic District.

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.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

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.
Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS
i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS
i. Historic Gardens— Maintain front yard gardens when appropriate within a specific historic district.
ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE
i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

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 conceptual approval to construct a 2-story residential structure at the corner of E Crockett and N Monumental, in the Dignowity Hill Historic District.
b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
c. CONTEXT & DEVELOPMENT PATTERN – This lot is currently void of any structures, as the historic structure on this lot was demolished circa January 2016. The demolished structure was a 1-story craftsman structure that featured a setback consistent with the other historic structures on Crockett, as shown by the remaining porch steps. The structure featured a setback of approximately two to three feet from the sidewalk on N Monumental. This block of E Crockett, between N Pine and N Monumental features all one story structures.
d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on September 22, 2020. At that meeting, Committee members discussed the proposed setbacks, massing, and provided feedback on documents that should be prepared for a hearing before the HDRC.
e. SETBACKS & ORIENTATION – The applicant has proposed a primary orientation toward E Crockett. In regards to the proposed setbacks, the applicant has noted a setback that will be equal to the previous structure's setback. The applicant has note provided a site plan with the neighboring structures to confirm the proposed setback on E Crockett, as well as the side setback on N Monumental. Staff finds that a site plan should be submitted the includes the adjacent structures on both blocks. Additionally, staff finds that setbacks that are equal to or greater than those found historically on the adjacent lots on both blocks should be used.
f. SCALE, MASS & HEIGHT – 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. As noted in finding c, this block of E Crockett features all one story structures. While the Guidelines allow for new construction to feature one story more in height than the height of the majority of the historic structures in the immediate vicinity, staff finds that a two story structure on this lot as proposed to be inappropriate.
g. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Staff finds the proposed entrance toward E Crockett to be appropriate and consistent with the Guidelines.
h. FOUNDATION & FLOOR HEIGHTS – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. Per the submitted elevations, the proposed new construction appears to feature foundation heights that are consistent with the Guidelines.

i. ROOF FORM – The applicant has proposed for the new construction to feature a front facing gabled roof. Staff finds the proposed form to be appropriate as front facing gabled roofs are found historically within the district; however, staff finds that the pitch of the roof should be adjusted to better relate to pitches found historically within the district.
j. PORCH FORM – The applicant has proposed for the new construction to feature a porch that is designed within the massing of the proposed new construction. This is appropriate; however, staff finds that both the porch depth and porch roof should be modified to feature designs that are more consistent with those found historically within the district. Staff finds that the porch depth should be at least five (5) feet. Additionally, staff finds that the porch roof should feature a profile and mass that is consistent with those found on two story structures within the district.
k. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has incorporated windows that are positioned and sized appropriately; however, staff finds that all ganged windows should be separated by a six inch mullion and that all contemporarily sized fixed windows should be replaced with traditionally sized windows.
l. LOT COVERAGE – The applicant has noted that the proposed new construction is to feature less than fifty percent of the total lot size. This is consistent with the Guidelines.
m. MATERIALS – At this time the applicant has not specified materials. Staff finds that all lap siding should feature an exposure of six (6) inches, a smooth finish, a thickness of ¾ of an inch and mitered corners. Columns should be six (6) inches square with capital and base trim and chamfered corners.
n. WINDOW MATERIALS – At this time, the applicant has not provided information regarding window materials. Staff finds that a wood, or aluminum clad wood window should be installed that is consistent with staff's specifications for windows, which are noted in the applicable citations.
o. ARCHITECTURAL DETAILS – As noted in the findings above, staff finds that the fenestration patterns, roof form, and porch massing and depth should be adjusted.
p. DRIVEWAY – The applicant has proposed a driveway on the north side of the site to feature access to N Monumental. The applicant has noted an overall width of ten (10) feet. Generally, staff finds the proposed driveway to be appropriate.
q. LANDSCAPING – The applicant has not provided information regarding landscaping including front walkways and landscaping materials. Staff finds that the Guidelines for Site Elements should be adhered to in developing landscaping plans.
r. MECHANICAL EQUIPMENT – The applicant has not specified the location of mechanical equipment. Staff finds that all mechanical equipment should be screened from view from the public right of way.

RECOMMENDATION:

Staff does not recommend approval based on findings a through r. Staff recommends the following items be addressed prior to receiving a recommendation for conceptual approval:

i. That the applicant submit a site plan that includes the setbacks of the adjacent structures on each block, and that setbacks on both E Crockett and N Monumental be equal to or greater than those found historically on the block as noted in finding e.
ii. That the applicant reduce the overall height of the proposed new construction to be more consistent with the heights of structures found historically on the block as noted in finding f.
iii. That the applicant modify the proposed roof form to feature a pitch that is more consistent with those found historically in the district as noted in finding i.
iv. That all ganged windows be separated by a six inch mullion and that all contemporarily sized fixed windows be replaced with traditionally sized windows as noted in finding k.
v. That all lap siding feature an exposure of six (6) inches, a smooth finish, a thickness of ¾ of an inch and mitered corners. Columns should be six (6) inches square with capital and base trim and chamfered corners.
vi. That window materials should staff's standards for windows in new construction as noted in finding n.
vii. That a detailed landscaping plan be developed and that mechanical equipment is screened from view from the right of way as noted in findings q and r.

City of San Antonio One Stop

November 12, 2020

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km


Corckett at Monumental
House proir to demolition
Legend
Florence Alley
MONUMENTAL
* SITE
E. CROCKETT ST.
E Crockett St
Google Earth
N
100 ft

GF NO. 4043006295 ALAMO TITLE
ADDRESS: 1253 EAST CROCKETT STREET
SAN ANTONIO, TEXAS 78202
BORROWER: JAKELINE MARTINEZ

0.0474 ACRE
BEING A PORTION OF LOTS 37 AND 38, NEW CITY BLOCK 1373
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

SAID LOT FRONTS ON THE NORTH SIDE OF EAST CROCKETT STREET
(SEE ATTACHED METES AND BOUNDS)

SCALE: 1" = 15'

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48029C 0415 G
MAP REVISION: 09/29/2010
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L.=DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 5222, PG. 1925, B.C.D.R.

DRAWN BY: MM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
PROFESSIONAL LAND SURVEYOR
NO. 5912
JOB NO. SA2016-01431
APRIL 21, 2016

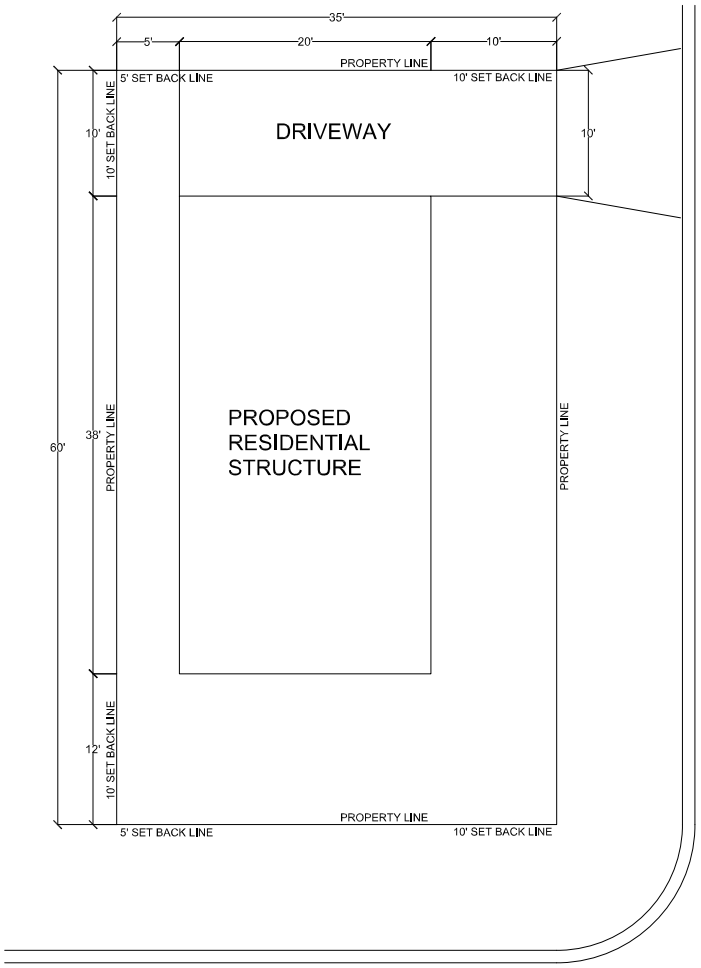
STATE OF TEXAS
REGISTERED
JAMES E. MOSELEY
5912
PROFESSIONAL
LAND SURVEYOR

Alamo Title Company.

PATRICIA SANCHEZ
210-348-2880

PRECISION surveyors
1-800-LANDSURVEY
www.precisionsurveyors.com
281-496-1586 FAX 281-496-1867
950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079
210-829-4941 FAX 210-829-1555
1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700

FORM 032105



LEGAL DESCRIPTION

NCB: 1373
BLK: 1
LOT: E34.6 FT OF 38 & S 7.2 FT OF E 34.6 FT OF 37
LOT SIZE: 2,100

SET BACK

FRONT: 10'
SIDE: 5'
SIDE: 10'
REAR: 10'

1 SITE PLAN
SCALE 1/4" = 1'0"

CCP
INVESTMENTS

DRAWN BY:
MICHELLE CROSSWELL

PROPOSED RESIDENTIAL STRUCTURE

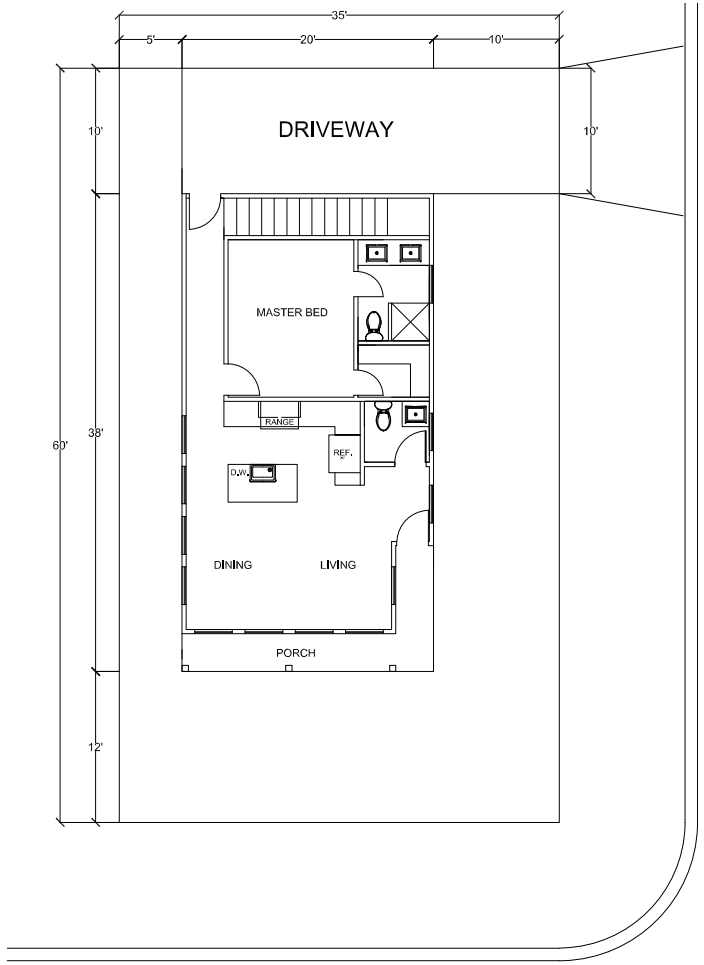
PLAN NUMBER:
PLAN #1

DRAWING TITLE:
SITE PLAN

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

PLOT DATE:
9/14/2020

SHEET NO:
A-1



2 LEVEL 1 FLOOR PLAN
SCALE 1/4" = 1'0"

CCP
INVESTMENTS

DRAWN BY:
MICHELLE CROSSWELL

PROPOSED RESIDENTIAL STRUCTURE

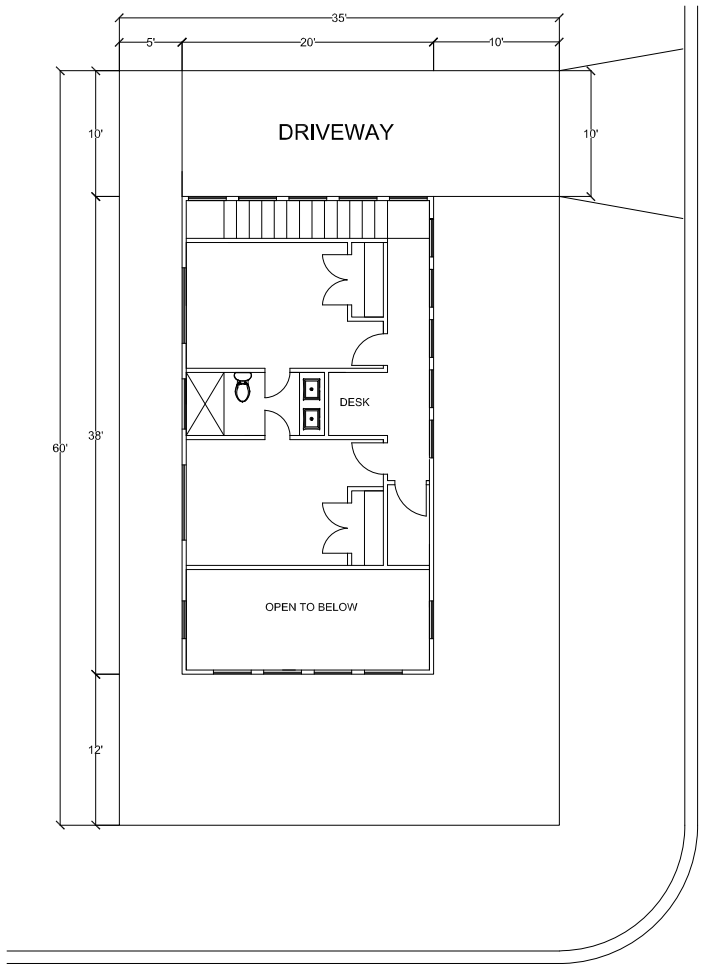
PLAN NUMBER:
PLAN #1

DRAWING TITLE:
FLOOR PLAN

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

PLOT DATE:
9/14/2020

SHEET NO:
A-2



3 LEVEL 2 FLOOR PLAN
SCALE 1/4" = 1'0"

CCP
INVESTMENTS

DRAWN BY:
MICHELLE CROSSWELL

PROPOSED RESIDENTIAL STRUCTURE

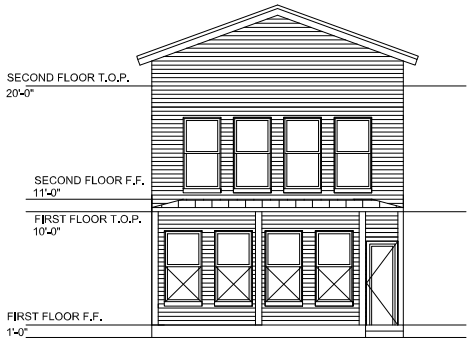
PLAN NUMBER:
FLOOR PLAN

DRAWING TITLE:
LEVEL 2

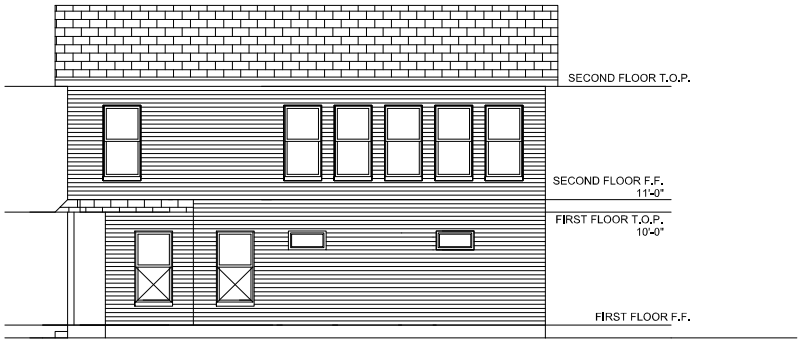
SCALE:
1/4"=1'-0"

PLOT DATE:
9/14/2020

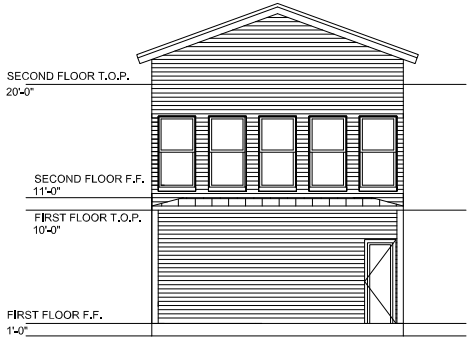
SHEET NO:
A-3



1 FRONT ELEVATION
SCALE 1/4" = 1'0"



2 SIDE ELEVATION
SCALE 1/4" = 1'0"



3 BACK ELEVATION
SCALE 1/4" = 1'0"

4 SIDE ELEVATION
SCALE 1/4" = 1'0"

CCP
INVESTMENTS

DRAWN BY:
MICHELLE CROSSWELL

PROPOSED RESIDENTIAL STRUCTURE

PLAN NUMBER:
PLAN #1

DRAWING TITLE:
ELEVATIONS

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

PLOT DATE:
9/14/2020

SHEET NO:
A-4


SWMD
CITY OF SAN ANTONIO
SOLID WASTE
MANAGEMENT
Property of
City of San Antonio
Property of
City of San Antonio


Property of
City of San Antonio
Property of
City of San Antonio
PRIVATE
PROPERTY


E Crockett


E Crockett