



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

**Board of Adjustment Meeting**  
**Wednesday, February 04, 2026 – 5:30 P.M.**

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, February 04, 2026, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

**Case No. 2466 – 202 Rosemary Ave**

Application of Jay Corder, applicant, representing Paul Graves, owner, requesting the following variance(s) to construct a new addition to the existing single-family structure on the property located at **CB 5571A BLK 7 LOTS 1, 2, 3 and 4**, also known as **202 Rosemary Ave**, zoned SF-A:

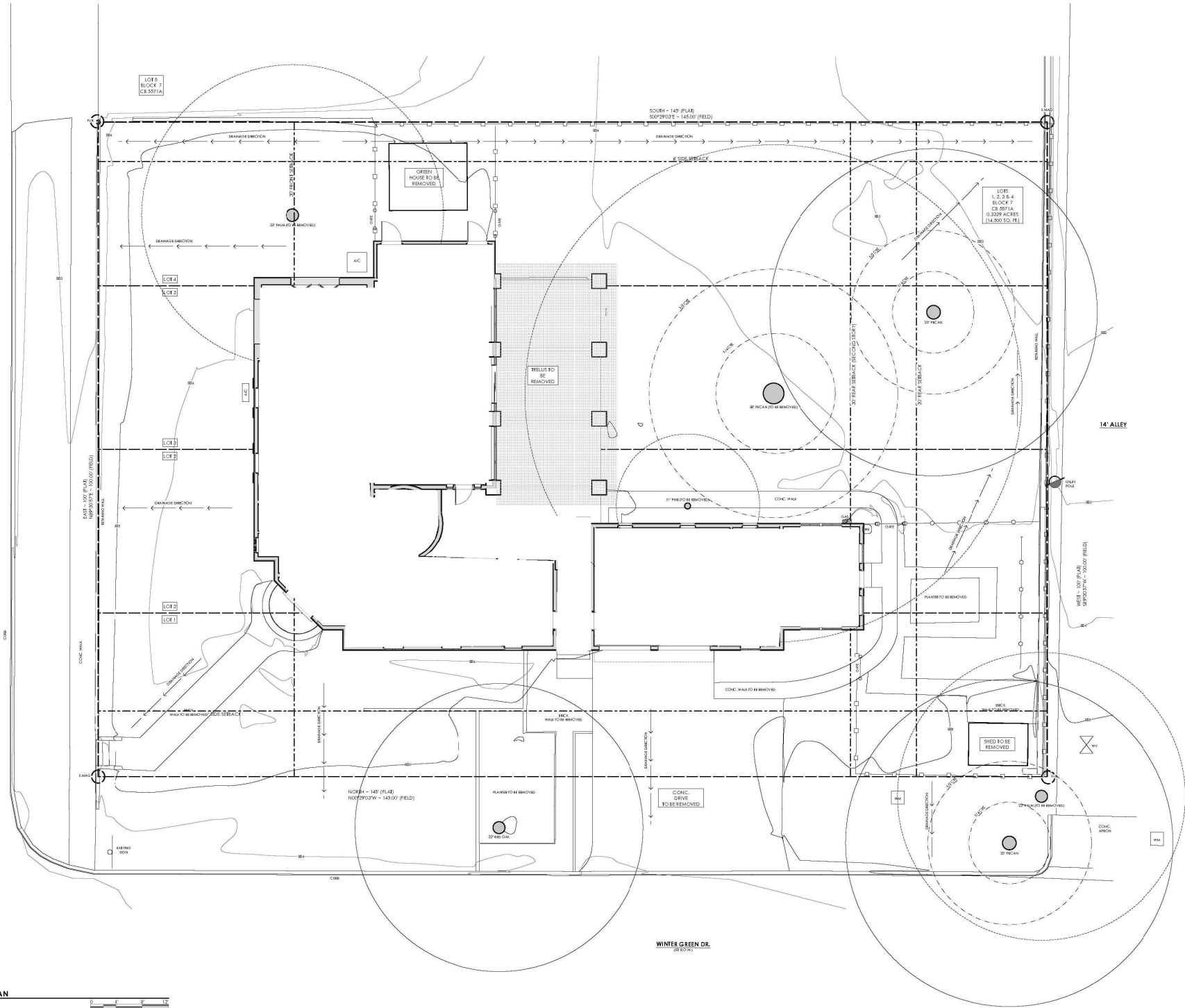
1. A proposed 22ft 3-3/8in front yard setback to the first story addition to the main structure instead of the minimum 30ft required per Section 3-14, and
2. The north elevation of the main structure does not comply with the front articulation standards required per Section 3-14, and
3. The west elevation of the main structure does not comply with the side articulation standards required per Section 3-15, and
4. The proposed 17ft 2-1/8in height of the parapet wall on the north elevation exceeds the height looming standard for a main structure by 0ft 6-1/8in instead of the maximum 16ft 8in allowed for a 8ft 4in side yard setback per Section 3-19(2), and
5. The proposed 15ft 2-1/8in height of the parapet wall on the south elevation exceeds the height looming standard for a main structure by 3ft 2-1/8in instead of the maximum 12ft 0in allowed for a 6ft 0in side yard setback per Section 3-19(2) of the City's Zoning Code.

Plans may be viewed online\* ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notices](http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices)) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, ([gpringle@alamoheightstx.gov](mailto:gpringle@alamoheightstx.gov)), Tyler Brewer, Senior Planner, ([tbrewer@alamoheightstx.gov](mailto:tbrewer@alamoheightstx.gov)), or Lety Hernandez, Director, ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.









ROSEMARY AVE  
10' (20' W)

SOUBI - 145' (PLAT)  
50'0" X 210'0" E - 145.00' (FIELD)

LOTS  
1, 2, 3 & 4  
BLOCK 7  
C.B. 5571A  
0.3229 ACRES  
(14,300 SQ. FT.)

14' ALLEY

**JAY CORDER ARCHITECT**

JAY CORDER ARCHITECT  
512.243.8507  
2700 W. ANDERSON LN.  
SUITE 109  
AUSTIN, TX 78757  
JAYCORDER.COM

REV	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

**GRAVES RESIDENCE**  
202 ROSEMARY AVE  
ALAMO HEIGHTS, TX  
78009

PERMIT SET - REV 2

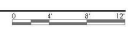


DATE: 1/15/26  
PVC: GV  
DRAWN: JC, GV  
SHEET IS DIMENSIONED TO 30x42. SCALES ARE ONE HALF OR INCHED WHEN PRINTED AT HALF SIZE (1/8"=1')

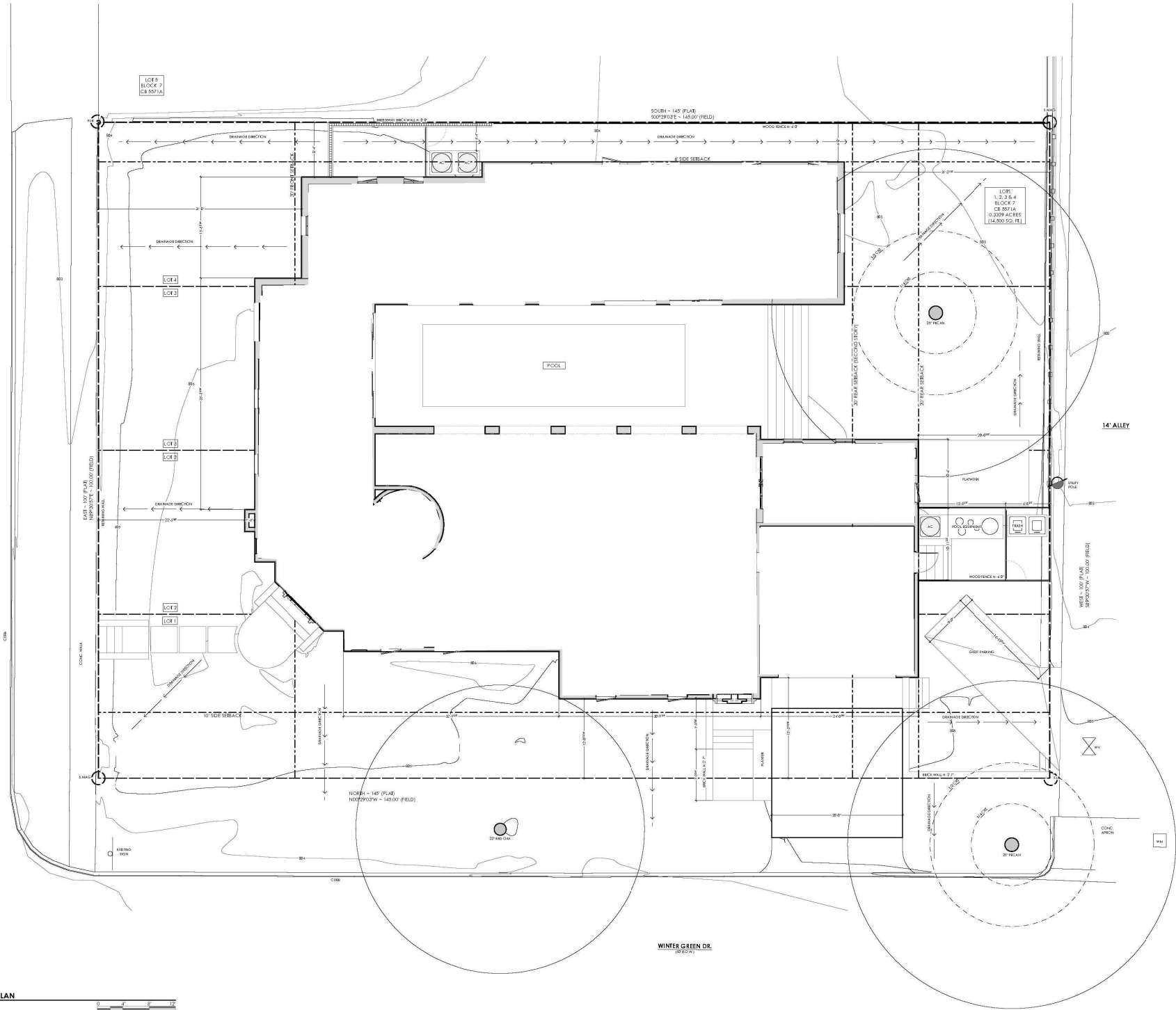
**A1.01** EXISTING SITE PLAN



1 EXISTING - SITE PLAN  
SCALE 3/16" = 1'-0"



WINDER GREEN DR.  
30' (10' W)



ROSEMARY AVE  
10' R.O.W.

WINTER GREEN DR.  
10' R.O.W.

14' ALLEY



1 PROPOSED - SITE PLAN  
SCALE 3/16" = 1'-0"



**JAY CORDER ARCHITECT**

JAY CORDER ARCHITECT  
512 243-8507  
2700 W. ANDERSON LN.  
SUITE 109  
AUSTIN, TX 78757  
JAYCORDER.COM

REV	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

**GRAVES RESIDENCE**  
102 ROSEMARY AVE  
ALAMO HEIGHTS, TX  
78009

PERMIT SET - REV 2



DATE: 1/15/26  
PLOT: GV  
DRAWN: JC, GV  
SHEET IS DIMENSIONED TO 30x42. SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (1/8x21)

**A1.02**

PROPOSED - SITE PLAN













