



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

Board of Adjustment Meeting
Wednesday, September 03, 2025 – 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, September 03, 2025, 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. 2450 – 311 Wildrose Ave

Application of Lawson Jessee, owner, requesting the following variance(s) in order to construct an addition to the existing garage on the property located at **CB 5571A BLK 11 LOT W 1/2 50, 51, AND E 1/2 52**, also known as **311 Wildrose Ave**, zoned SF-A:

1. A proposed 2ft side yard setback to the accessory structure instead of the minimum 3ft required per Section 3-15(3),
2. The proposed 12ft 2in height exceeds the height looming standard for an accessory structure by 7ft 11-1/2in instead of the maximum 4ft 2-1/2in allowed for a 2ft 1-1/4in side yard setback per Section 3-19(5)(a), and
3. A proposed 1ft 1-1/4in side yard setback to the proposed eave/overhang instead of the minimum 2ft required per Section 3-82(3)(b) of the City's Zoning Ordinance.

Plans may be viewed online* (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 Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), Sarah Olivares, Planner, (solivares@alamoheightstx.gov), or Lety Hernandez, Director, (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.



Revisions

Jessee Carport & Mudroom Addition
311 Wildrose Ave
Alamo Heights, TX 78209

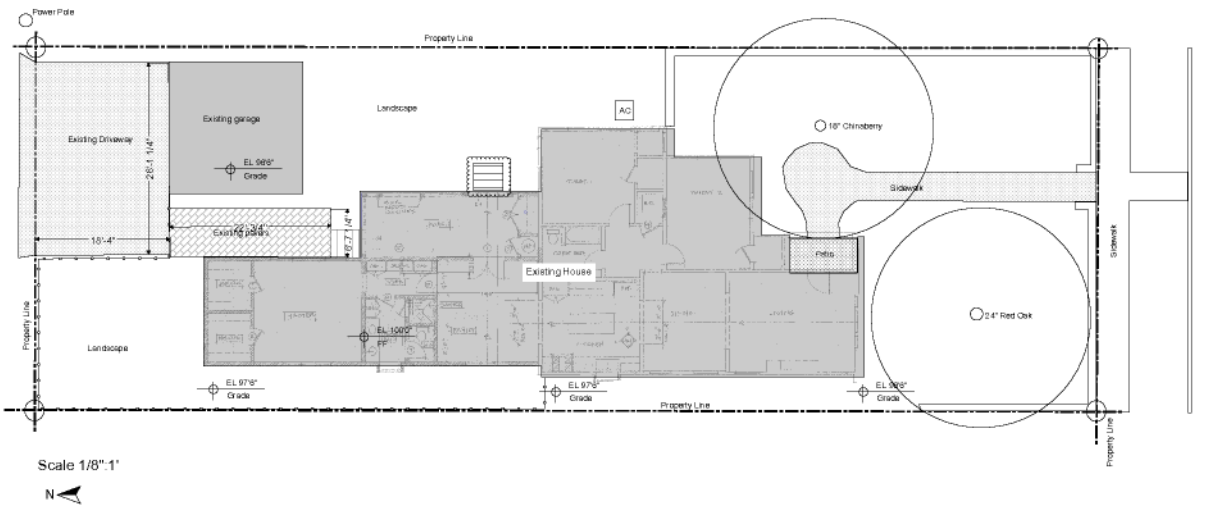
Date: 10/7/24

Sheet No.

A0

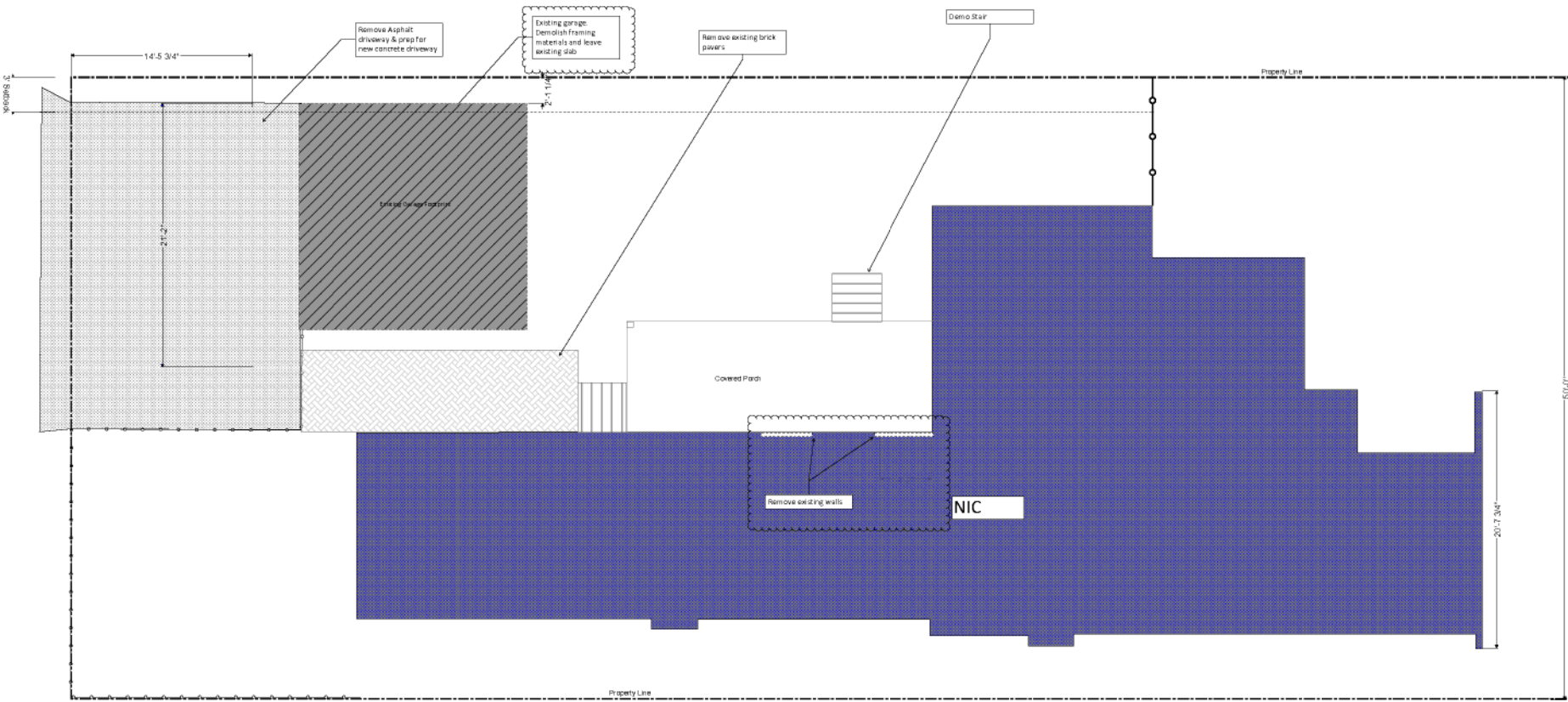
Existing Conditions

Scale 1/8"=1'



Site Demolition Plan

Scale 1/4"=1'



Revisions

Jessee Carport & Mudroom Addition
311 Wildrose Ave
Alamo Heights, TX 78209

Date: 10/7/24
Sheet No.
D1
Demolition Plan

Scale 1/4"=1'

Roof Plan - Carport & Existing House

Scale 1/4"=1'



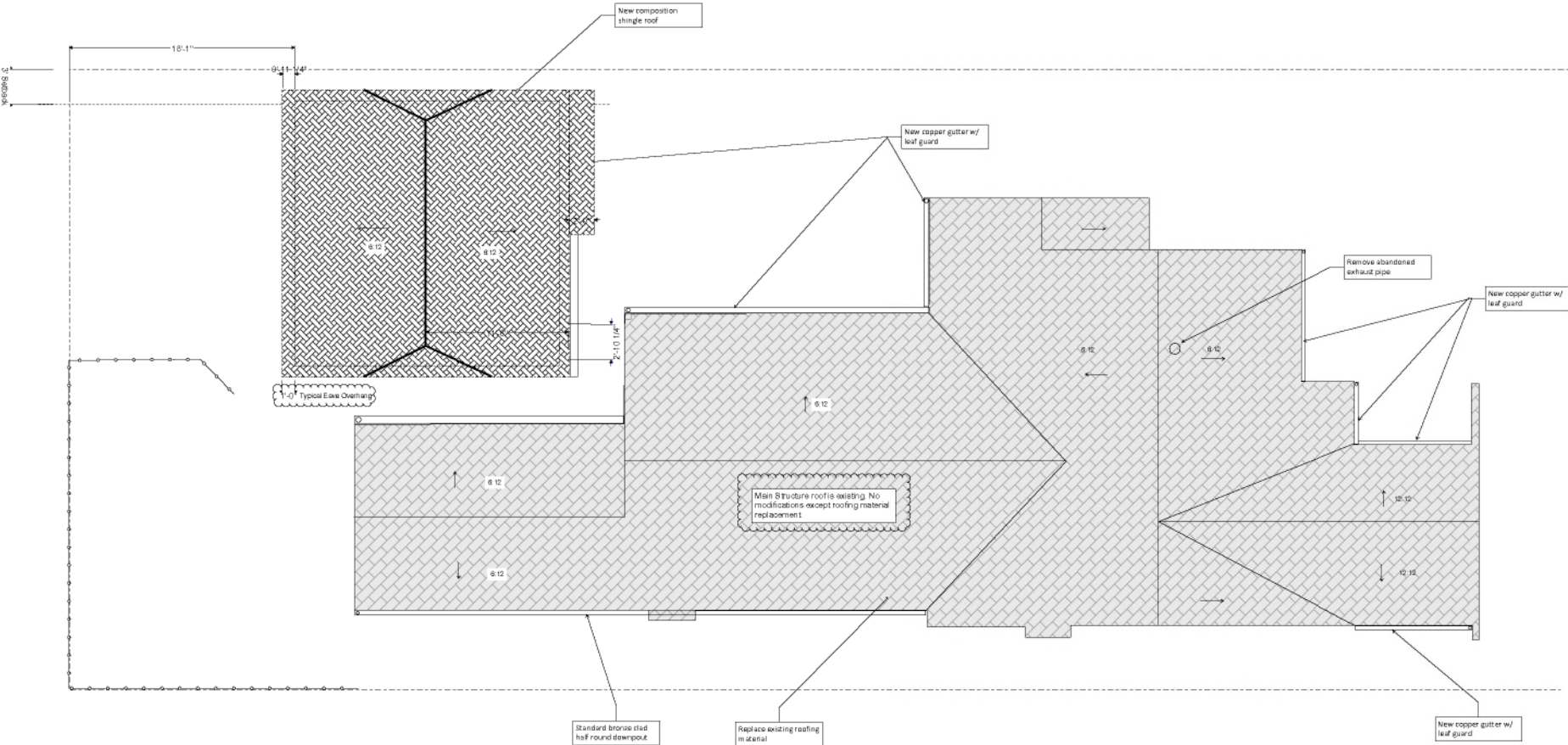
- General Notes
1. Remove and replace existing roofing w/ new synthetic underlayment and composition shingle roof
 2. Remove and patch abandoned stove pipe
 3. Remove existing gutters
 4. Install new gutters as indicated on plans. Gutters to be half round 4" copper w/ round downspouts unless otherwise noted



Base Of Design: GAP Timberline NS Shakes



Revisions



Jessee Carport & Mudroom Addition
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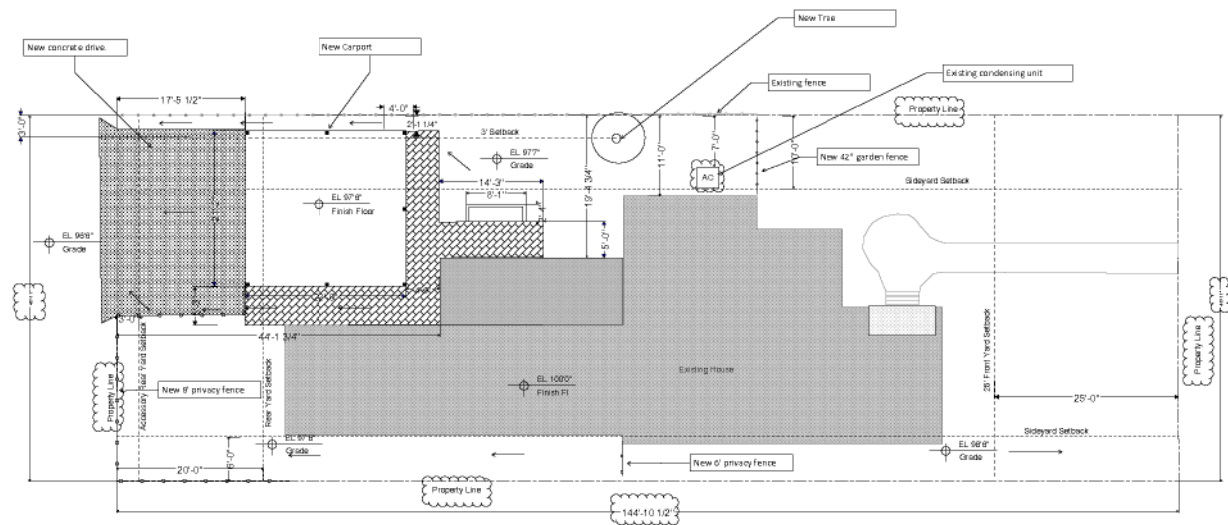
Date: 10/7/24
Sheet No.

A2
Roof Plan

Scale 1/4"=1'

Site Plan - Carport & Existing House

Scale 1/8"=1'



Revisions

Jessee Carport & Mudroom Addition
311 Wildrose Ave
Alamo Heights, TX 78209

Date: 10/7/24

Sheet No.

A4

Site Plan

Scale 1/8"=1'



Revisions

Jessee Carport & Mudroom Addition
311 Wildrose Ave
Alamo Heights, TX 78209

Date: 10/7/24

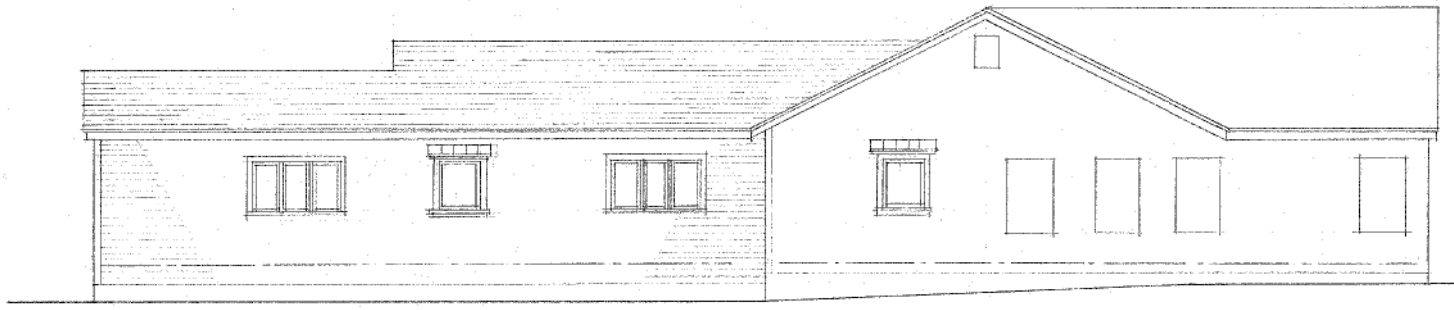
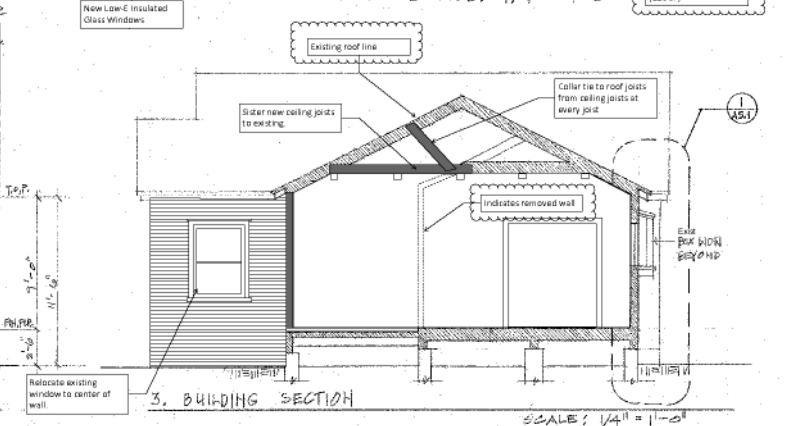
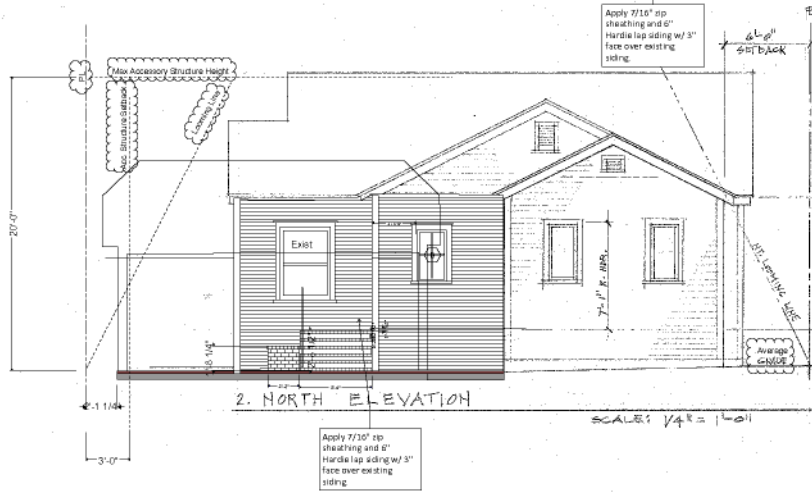
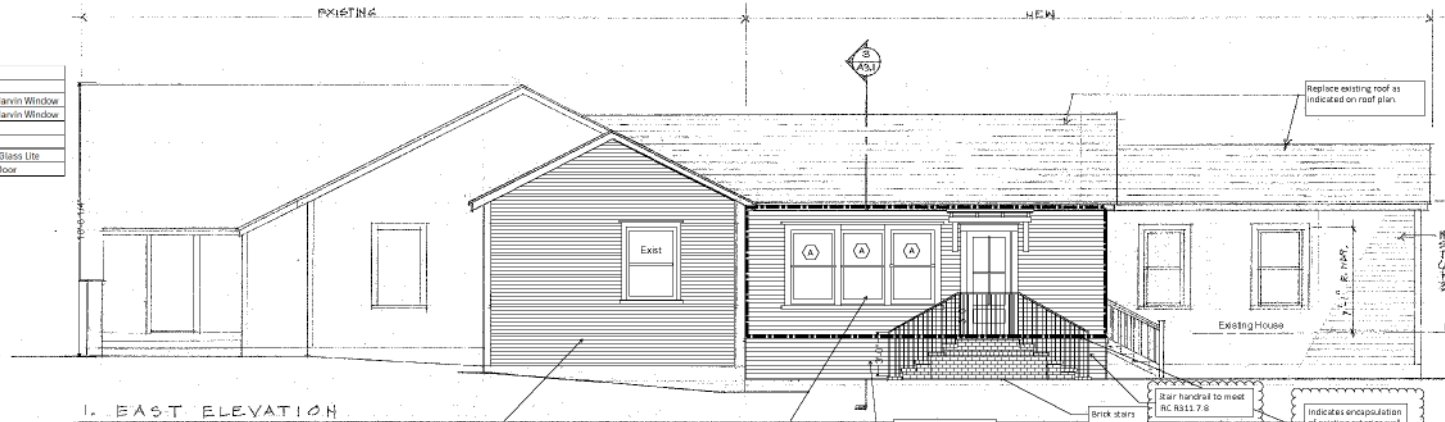
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A5

Elevations

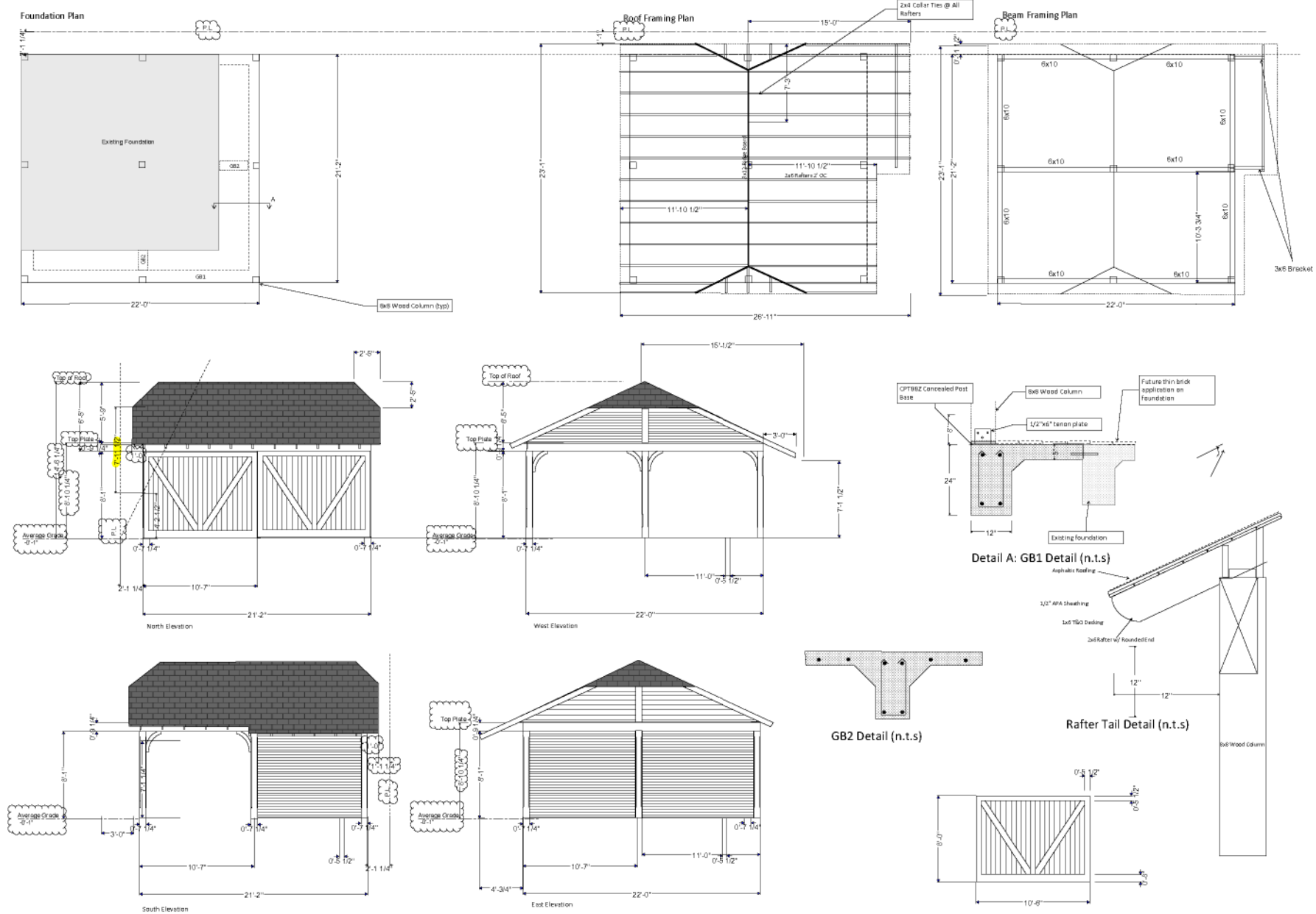
Scale 1/4" = 1'

Exterior Door / Window Schedule							
Window Type	Location	Qty	Width	Height	Frame	Glass	SHGC
A	Family Room	3	3'	5'	Wood	IG	0.2
B	Laundry	1	2'	3'	Wood	IG	0.2
Door Type							
C	Family Room	1	3'	7'	Wood	IG	0.11
D	Garage	1	3'	7'	Wood	None	N/A



Carport Framing / Foundation Plan

Scale 1/4"=1'



Jessee Carport & Mudroom Addition
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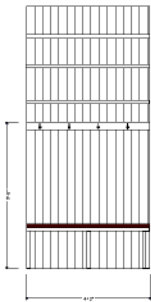
A6

Framing/Foundation Plan

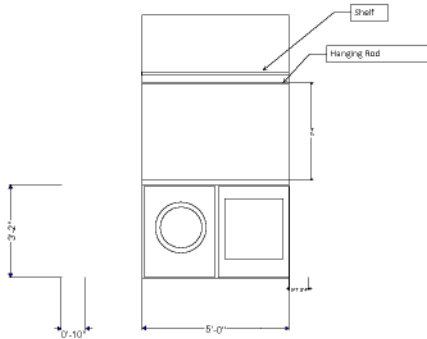
Scale 1/4"=1'

Interior Elevations

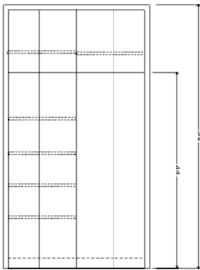
Scale 1/2"=1'



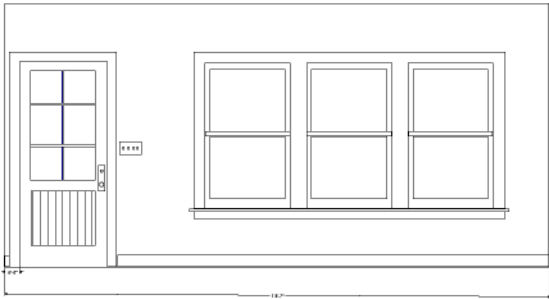
West Elevation



West Elevation - Laundry



East Elevation - Laundry



East Elevation



Revisions

Jessee Carport & Mudroom Addition
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Date: 10/7/24

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Interior Elevations

Scale 1/4"=1'

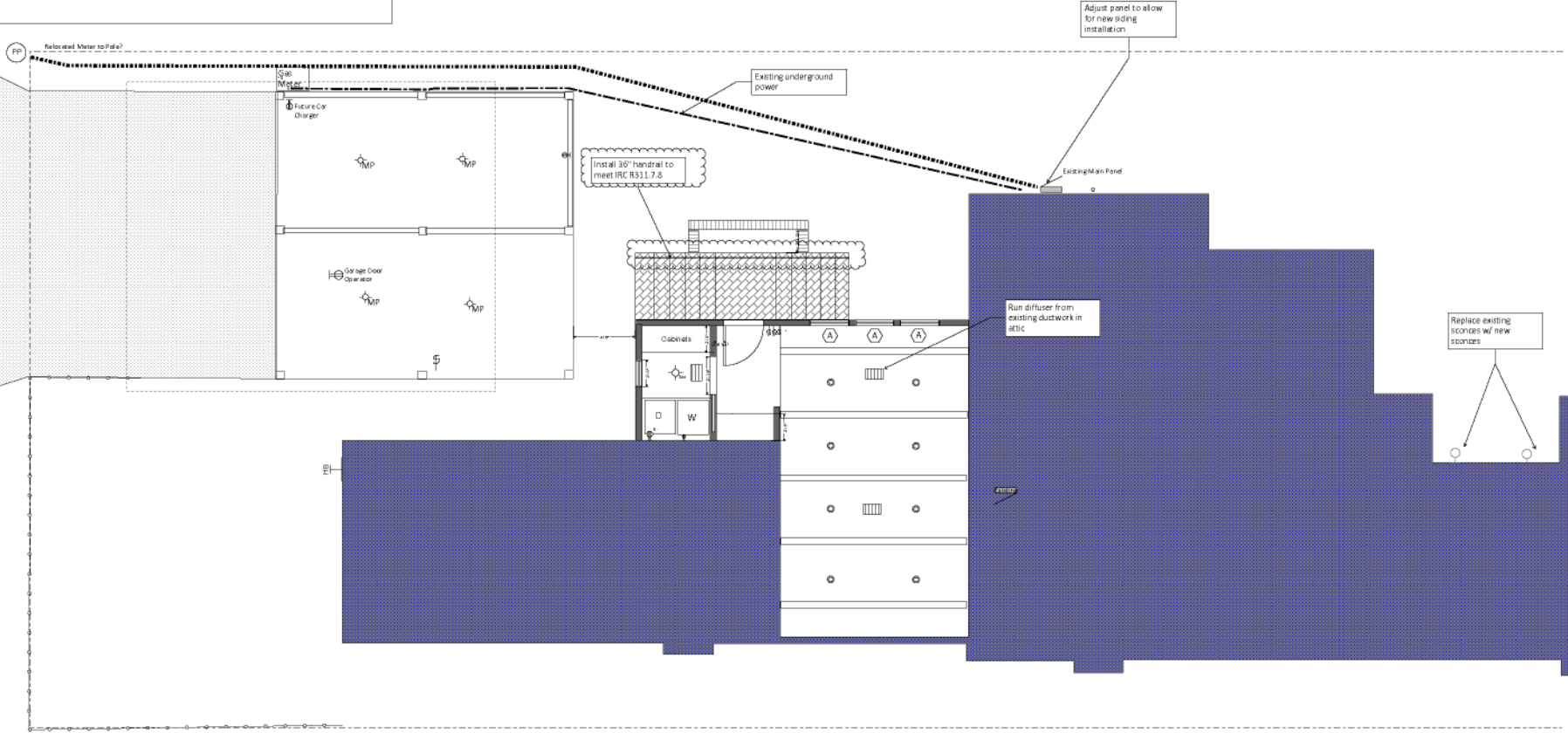
MEP PLAN
Scale 1/4"=1'

N

Plumbing Scope:
1. Install water for washer/dryer.
2. Install hosebibb as shown

Electrical Scope:
1. Install power and lighting as indicated on plans.

HVAC:
1. Install diffuser in added mud room of existing ductwork.
2. Install dryer vent.



Revision

Jessee Carport & Mudroom Addition

311 Wildrose Ave
Alamo Heights, TX 78209

Date: 10/7/24
Sheet No.

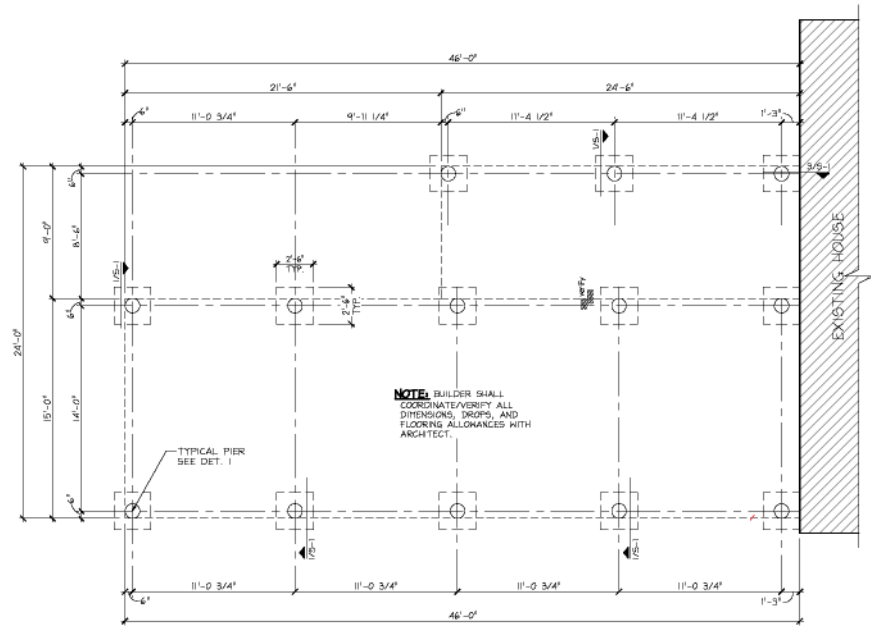
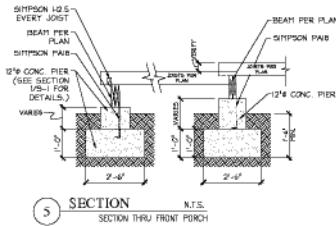
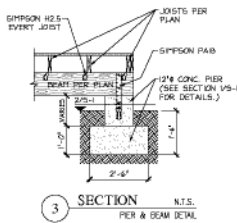
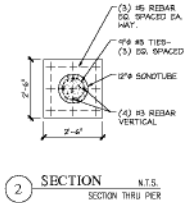
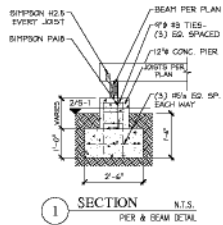
MEP-1
MEP Plan

Scale 1/4"=1'

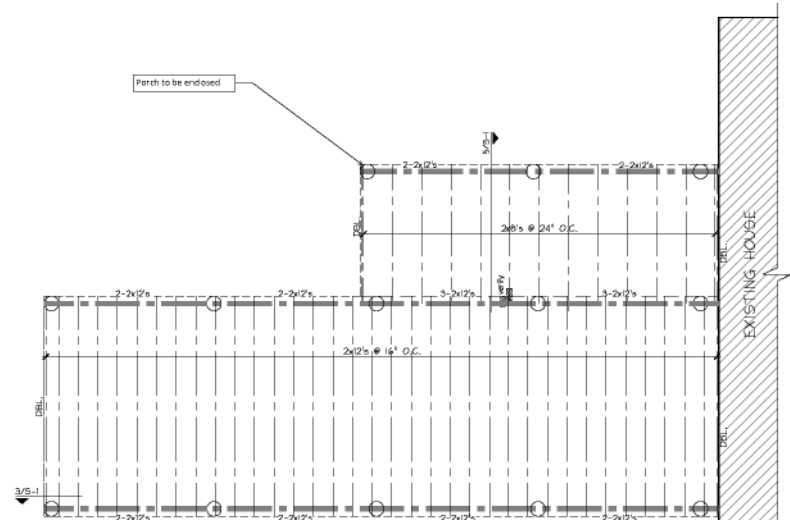
NOTE:

1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS.
2. BUILDER TO ESTABLISH FINISHED FLOOR ELEVATION.
3. THIS IS A CONCRETE PIER AND WOOD BEAM FOUNDATION. ALL PIERS ARE 12" DIAMETER BEARING ON A CONCRETE PAD, ALL BEAMS ARE DOUBLE 2x12.
4. CONCRETE- 3000 PSI AT 28 DAYS
5. STEEL REINFORCEMENT- GRADE 60

Engineered Plans for Existing Conditions



FOUNDATION PLAN
1/4" = 1'-0"



FLOOR SYSTEM PLAN
1/4" = 1'-0"



Spaulding Structural Engineering
10335 Wurzbach, Ste. 302 San Antonio, Texas
Phone 210-451-7756 REG. # F-10775

FOUNDATION ADDITION FOR
THE JESSEE RESIDENCE
311 WILDROSE
SAN ANTONIO, TEXAS
FOUNDATION PLAN

DATE: 6/24/2016
SCALE: 1/4" = 1'

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