



## CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT  
6116 BROADWAY  
SAN ANTONIO, TX 78209  
210-826-0516

### Architectural Review Board Meeting March 17, 2026 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, March 17, 2026, at 5:30 P.M.** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

#### **Case No. 1020F – 202 Rosemary Ave**

Request of Jay Corder, applicant, representing Paul Graves, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 202 Rosemary Ave in order to remove or encapsulate approximately 38.7% of the existing street façade facing west and remove or encapsulate 50.1% of the framed structure of all exterior walls and construct additions to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

**Chapter 5 of the Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.**

Plans may be viewed online ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notice](http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notice)) 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.

# GRAVES RESIDENCE



REVISION HISTORY				DRAWING INDEX	
ISSUE #	SHEET #	SHEET / SET NAME	REVISED	ISSUED DATE	4)1) TITLE SHEET + INFORMATION
01	01	PROJECT GENERAL NOTES		11/15/26	A101 TITLE SHEET
01	02	FLOOR PLANS		11/15/26	A102 PROJECT GENERAL NOTES
01	03	ELEVATIONS		11/15/26	A103 ELEVATION SHEET
01	04	SECTIONAL ELEVATIONS		11/15/26	A104 SECTIONAL ELEVATION SHEET
01	05	DETAILS		11/15/26	A105 DETAIL SHEET
01	06	MECHANICAL		11/15/26	A106 MECHANICAL PLAN
01	07	ELECTRICAL		11/15/26	A107 ELECTRICAL PLAN
01	08	LANDSCAPE		11/15/26	A108 LANDSCAPE PLAN
01	09	POOL		11/15/26	A109 POOL PLAN
01	10	PERGOLA		11/15/26	A110 PERGOLA PLAN
01	11	SCREENING WALL		11/15/26	A111 SCREENING WALL PLAN
01	12	EXTERIOR ELEVATIONS + BUILDING SECTIONS		11/15/26	A101 EXTERIOR ELEVATIONS + BUILDING SECTIONS
01	13	FLOOR PLANS		11/15/26	A102 FLOOR PLANS
01	14	ELEVATIONS		11/15/26	A103 ELEVATIONS
01	15	SECTIONAL ELEVATIONS		11/15/26	A104 SECTIONAL ELEVATIONS
01	16	DETAILS		11/15/26	A105 DETAILS
01	17	MECHANICAL		11/15/26	A106 MECHANICAL
01	18	ELECTRICAL		11/15/26	A107 ELECTRICAL
01	19	LANDSCAPE		11/15/26	A108 LANDSCAPE
01	20	POOL		11/15/26	A109 POOL
01	21	PERGOLA		11/15/26	A110 PERGOLA
01	22	SCREENING WALL		11/15/26	A111 SCREENING WALL
01	23	EXTERIOR ELEVATIONS + BUILDING SECTIONS		11/15/26	A101 EXTERIOR ELEVATIONS + BUILDING SECTIONS
01	24	FLOOR PLANS		11/15/26	A102 FLOOR PLANS
01	25	ELEVATIONS		11/15/26	A103 ELEVATIONS
01	26	SECTIONAL ELEVATIONS		11/15/26	A104 SECTIONAL ELEVATIONS
01	27	DETAILS		11/15/26	A105 DETAILS
01	28	MECHANICAL		11/15/26	A106 MECHANICAL
01	29	ELECTRICAL		11/15/26	A107 ELECTRICAL
01	30	LANDSCAPE		11/15/26	A108 LANDSCAPE
01	31	POOL		11/15/26	A109 POOL
01	32	PERGOLA		11/15/26	A110 PERGOLA
01	33	SCREENING WALL		11/15/26	A111 SCREENING WALL

## PROJECT TEAM

## SYMBOLS KEY

## AREA CALCULATIONS

## VICINITY MAP

**ARCHITECT**  
JAY CORDER ARCHITECT  
2520 W. ANDERSON LN. SUITE 109  
AUSTIN, TX 78757  
PROJECT ARCHITECT: CHARLEA WILSON

**COOPERATION:**  
DAVE BAIRD ARCHITECT  
105 REDBURN  
3400 AVENUE 17048 AUSTIN  
PROJECT MANAGER: DAVE BAIRD

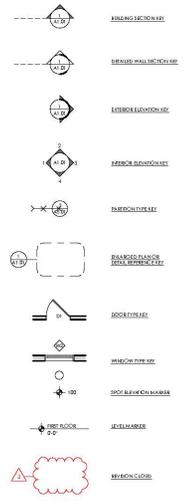
**STRUCTURAL ENGINEER:**  
T&E  
PHOENIX 1

**GEOTECHNICAL ENGINEER:**  
T&E  
PHOENIX 1

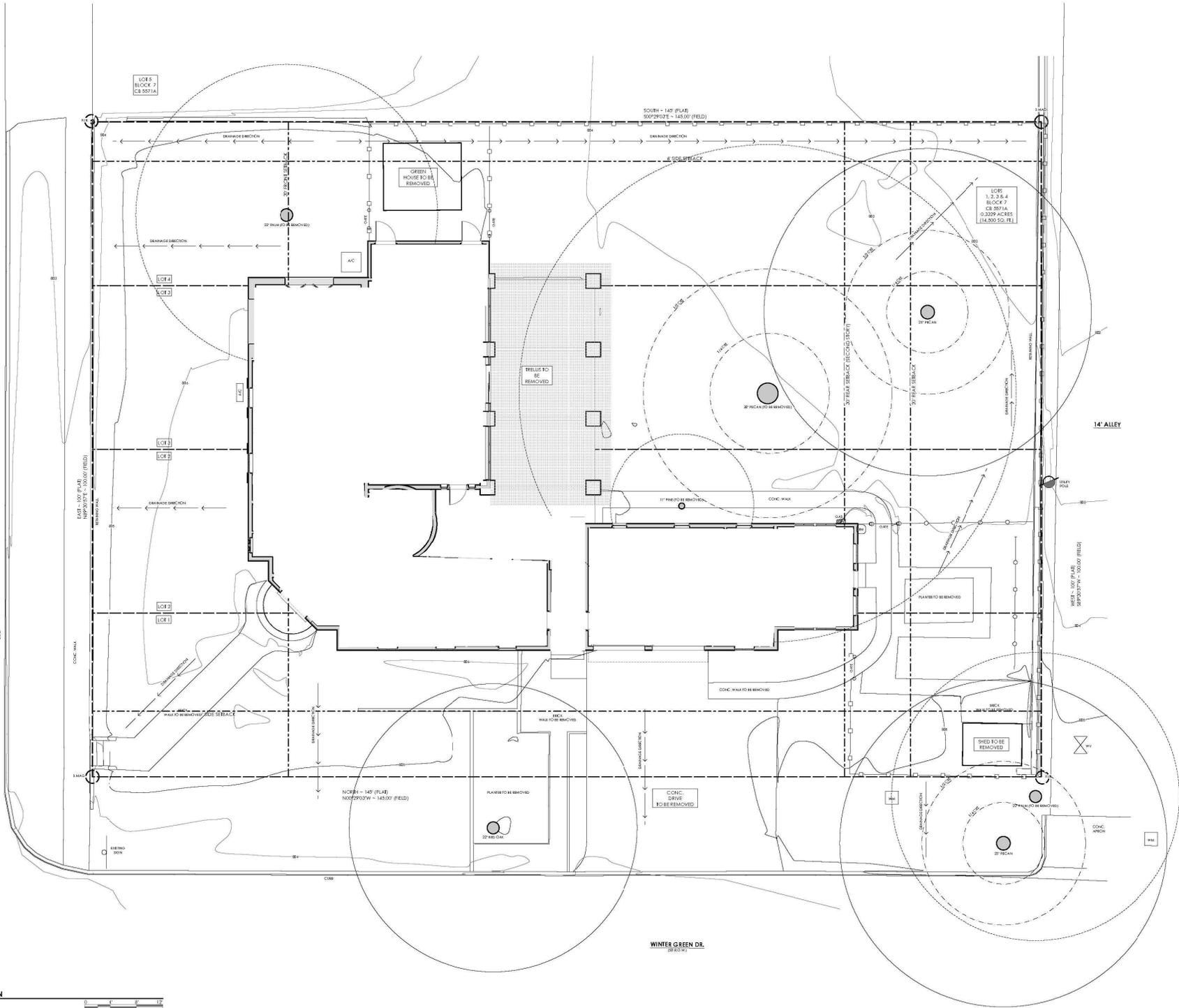
**SURVEYOR:**  
DAVE BAIRD ARCHITECT  
2520 W. ANDERSON LN. SUITE 109  
AUSTIN, TX 78757  
PROJECT MANAGER: DAVE BAIRD

**INTERIOR DESIGNER:**  
T&E  
PHOENIX 1

**LANDSCAPE DESIGNER:**  
T&E  
PHOENIX 1



212 ROSEMARY AVE, ALAMO HEIGHTS, TX				ZONING: SF-1A	
AREA CALCULATIONS				SURVEY LOT AREA	46,500.00 SQ FT
AREA DESCRIPTION	START Y	END Y	TOTAL	%	
<b>PERMITTED BUILDING COVERAGE CALCULATIONS</b>					
LOT AREA	46,500	46,500	46,500	100%	
MINIMUM SETBACKS	0	0	0	0%	
MINIMUM FRONT SETBACK	0	0	0	0%	
MINIMUM SIDE SETBACK	0	0	0	0%	
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MINIMUM					



ROSEMARY AVE.  
(W 80' W)

SOUBI - 145' (PLAT)  
500'29'32"E - 145.00' (FIELD)

LOTS  
1, 2, 3 & 4  
BLOCK 7  
C.B. 5571A  
0.3229 ACRES  
(14,500 SQ. FT.)

14' ALLEY

NORTH - 145' (PLAT)  
100'00'00"W - 143.00' (FIELD)

WINDER GREEN DR.  
(80' W)



1 EXISTING - 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
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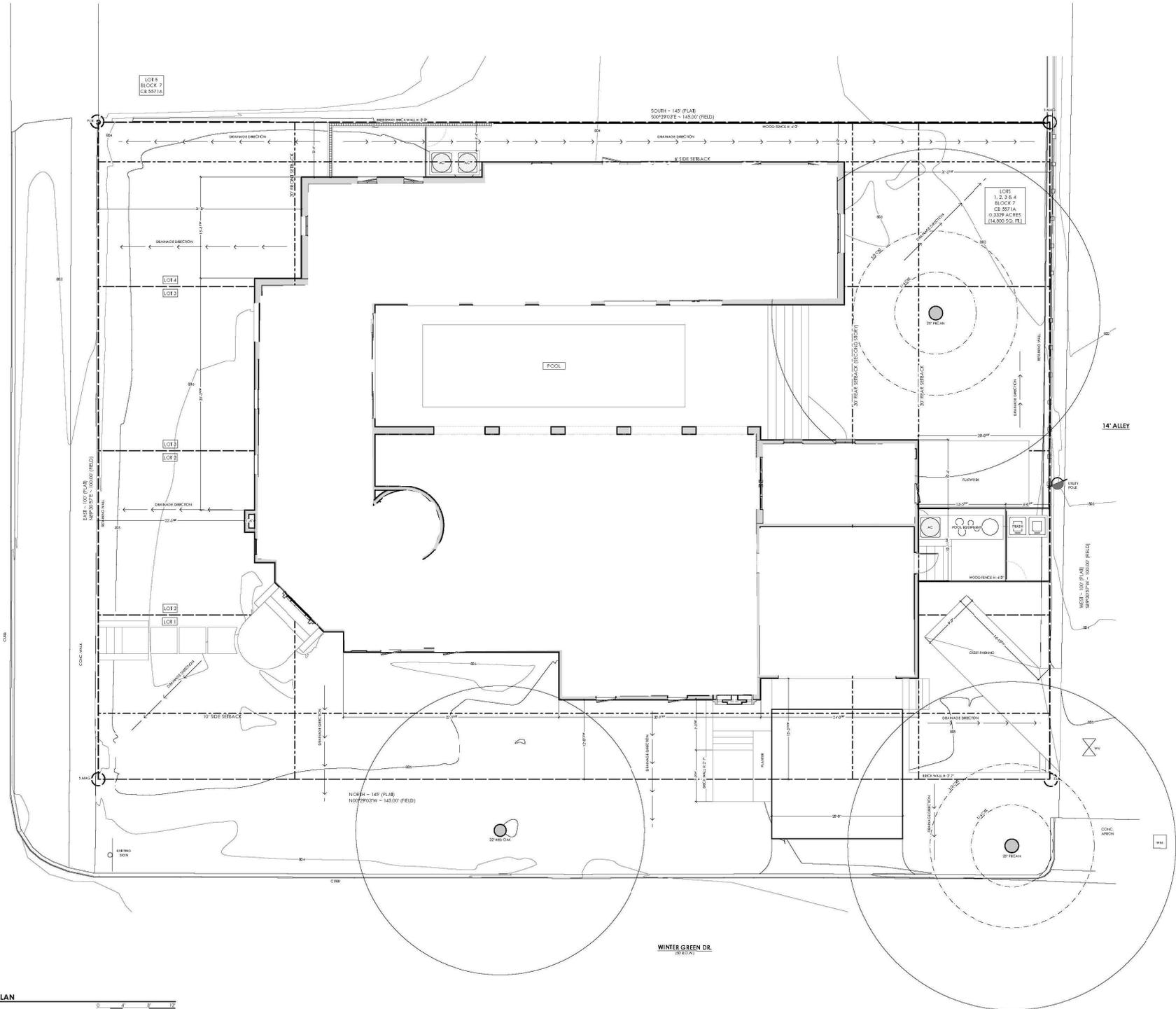
**GRAVES RESIDENCE**  
202 ROSEMARY AVE  
ALAMO HEIGHTS, TX  
78009

PERMIT SET - REV 2



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

**A1.01** EXISTING SITE PLAN



ROSEMARY AVE.  
10' R.O.W.

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

**JAY CORDER ARCHITECT**

JAY CORDER ARCHITECT  
5121 243-8507  
2700 W. ANDERSON LN.  
SUITE 109  
AUSTIN, TX 78757  
JAYCORDER.COM

REV	DESCRIPTION	DATE
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**GRAVES RESIDENCE**  
102 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 OF INCHES WHEN PRINTED AT HALF SIZE (1/8x21)

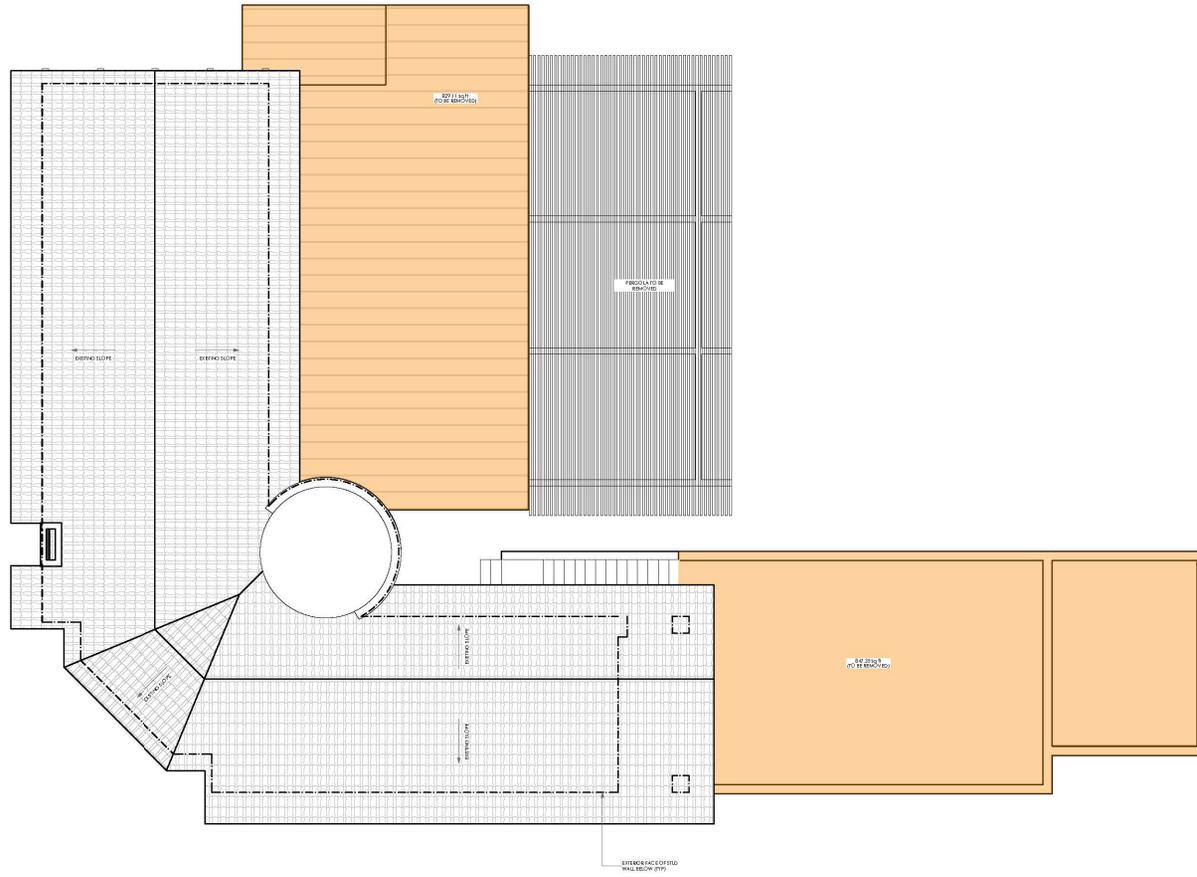
**A1.02**

PROPOSED - SITE PLAN



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





**DEMOLITION - CALCULATIONS**

TOTAL AREA OF EXISTING ROOF	2,282.15 SQ FT
TOTAL AREA OF DEMOLISHED ROOF	1,141.08 SQ FT
PERCENTAGE OF DEMOLISHED ROOF	49.99%



**1 EXISTING - ROOF PLAN**  
SCALE: 1/4" = 1'-0"

# JAY CORDER ARCHITECT

JAY CORDER ARCHITECT  
5121 243-8509  
2700 W. ANDERSON LN.  
SUITE 209  
AUSTIN, TX 78757  
JAYCORDER.COM

REV#	DESCRIPTION	DATE
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**GRAVES RESIDENCE**  
202 ROSENMARY AVE  
ALAMO HEIGHTS, TX  
78009

PERMIT SET - REV 2



DATE: 1/15/26  
P/C: GV  
DRAWN: JC, GV  
SHEET IS FORMATTED TO 20x42. SIZES ARE ONE HALF OF INCHES WHEN PRINTED AT HALF SIZE (1/8x21)

## A1.06 EXISTING - ROOF PLAN













