



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

Board of Adjustment Meeting
Wednesday, November 05, 2025 – 5:30 P.M.

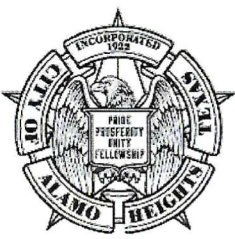
Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, November 05, 2025, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

Case No. 2457 – 720 Tuxedo Ave

Application of JB Woolf Sheds, applicant, representing John McKiski, owner, requesting the following self-identified variance(s) in order to demolish and reconstruct a shed on the east side of the main structure on the property located at **CB 4024 BLK 199 LOT 8, E 15FT OF 7**, also known as **720 Tuxedo Ave**, zoned SF-A:

1. A proposed 2ft side yard setback to the detached accessory structure instead of the minimum 3ft required per Section 3-85(2) of the City's Zoning Code.

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), 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.



City of Alamo Heights
Residential Permit Application*

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 Broadway, Alamo Heights, Texas 78209
CDS Dept. v: (210) 826-0516 f: (210) 832-2299
Fire Dept. v: (210) 824-1281 f: (210) 828-3006

General Permit Information [Please print legibly]		Permit # (assigned by Staff):
Project Address: 720 TUXEED		Application Date: 9-23-25
Project Type - Please check all that apply: <input checked="" type="checkbox"/> New construction 200 sq. ft. <input type="checkbox"/> Addition sq. ft. <input type="checkbox"/> Remodel/Alterations sq. ft. <input type="checkbox"/> Demolition <input type="checkbox"/> Pool/Spa <input type="checkbox"/> Fence <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Irrigation <input type="checkbox"/> Landscape <input type="checkbox"/> Tree Pruning/Removal <input type="checkbox"/> Other		
Materials (if applicable): Roof <u>Shingles</u> Exterior Walls <u>Wood</u> Foundation <u>Cement</u> Flatwork <u>Cement</u>		
Is the property in the 100-Year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Does this project involve any removal of trees? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Estimated cost of construction (includes material & labor): \$ <u>\$10691.00</u>		Total square footage of project: <u>120</u>
Estimated cost of demolition (if applicable): \$		

Scope of Work (This section must be filled out. If more space is needed, another sheet may be attached.) <u>Build Shed 2m from property</u>					
Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	22926	120	Footprint of all structures	60	120
Main house: 1st floor*	1909	1929	Driveway/Parking Pad		
Main house: 2nd floor			Walkways		
Front porch*			Swimming Pool/Spa		
Side porch*			Other impervious cover:		
Rear porch*	162	162	Total Impervious Cover:	60	120
Garage/Carport: 1st floor*	600	600	Stormwater Development Fee:	60 = \$24.00	
Garage: 2nd floor			Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed*	60	120	Front yard setback area		
Breezeway*			Footprint of any structure(s)		
Covered patio structure*			Driveway/Parking Pad		
Other accessory structures*			Walkways		
Total Square Footage:	2811	2871	Other impervious cover:		
Total Lot Coverage*:	22926	120/13%	Total Impervious Cover within Front Yard Setback:		
Total FAR:		1.13			
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated plan documents until all information required is provided.

**Projects undertaken by the home/property owner which reflect typical contractor related work such as grading, excavation, and demolition, or which utilizes equipment atypical to a home/property owners work shall be limited by the authorized hours of construction as would a typical general contractor.

I hereby acknowledge that I have read and completed this application and know the same to be true and correct. This project as submitted complies with the International Code series and NEC, as currently adopted by the City of Alamo Heights, and with the Code of Ordinances of the City of Alamo Heights. I hereby acknowledge that no work has or will commence on the proposed project until an approved permit is received. All provisions of laws and ordinances governing the proposed work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any federal, state or local ordinances regulating construction, the performance of construction or the use of any land or buildings.

Signature of Property Owner (if applicable)

Date:

Signature of Permit Applicant

Date:

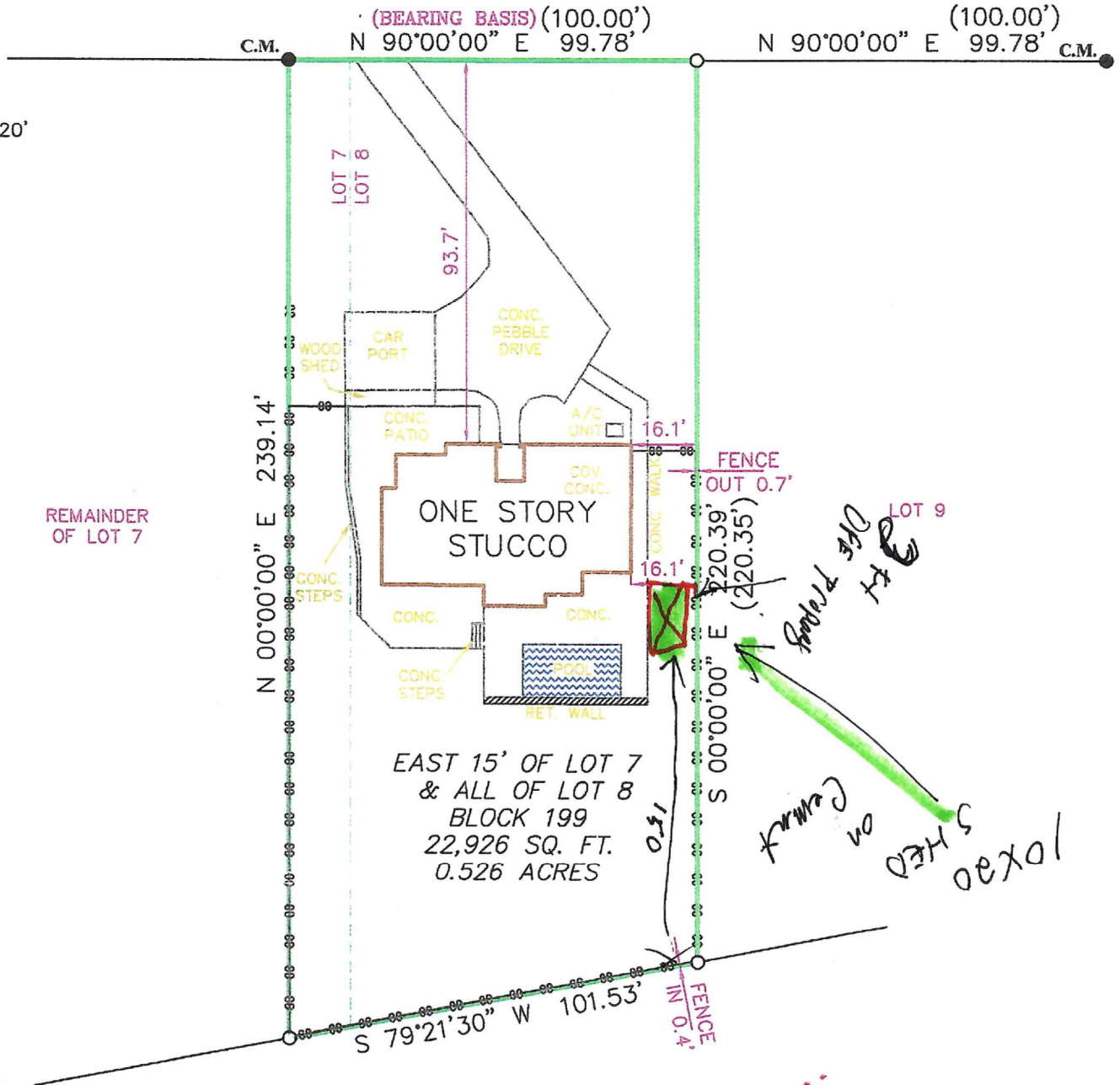
Permit Applicant is ☐ Architect/Engineer, ☒ Registered Contractor, or ☒ Authorized Agent



SCALE: 1"=20'

TUXEDO AVENUE

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG
UTILITY, AND TRANSFORMER EASEMENT



NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT
TITLE COMMITMENT AND THERE MAY BE EASEMENTS,
RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT
SHOWN ON THE FACE OF THIS SURVEY.

PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR
SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 2805, PAGE 250, DEED AND PLAT
RECORDS, BEXAR COUNTY, TEXAS.

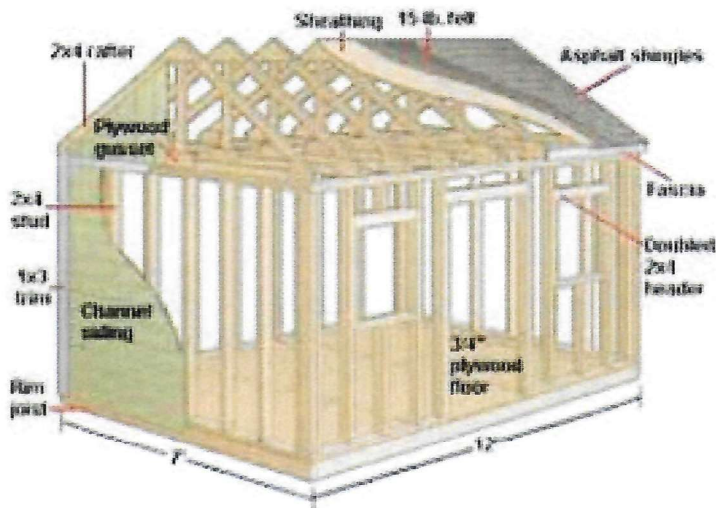
NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

A. LANHAM NAPIER, ET UX
2.980 ACRES
VOL. 9342, PG. 1550

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

- ① 10x20 shed
- ② Drive from main street
- ③ Entire area for slab?

JB Woolf Sheds
6018 Exchange Parkway
San Antonio, Texas 78238
210-680-7433



720 Tuxedo Ave
Alamo Heights, Texas 78209

Materials List: GABLE 10' Wide x 20' Long x 10' Height

Anchor to Concrete Slab 10' x 20' with Treated 2x4 Plates

2"x4" Wall Studs 16" OC, Blocked Corners

Roof Pitch 5/12

2"x4" Rafters 24" OC

7/16" OSB Roof Ply

LP Smart Siding (Painted To Match Home)

1"x4" Corner Trim

25 year Owens Corning Shingles (Driftwood)

8"x16" Screen Vents

5 Year Warranty

