



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

Architectural Review Board Meeting
February 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, February 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. 1014F – 280 Tuxedo Ave

Request of Peter DeWitt, applicant, on behalf of Ty Richardson, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 280 Tuxedo Ave in order to demolish or encapsulate approximately 36% of the existing street façade facing north and remove or encapsulate 100% of the roof 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-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), 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.

RICHARDSON RESIDENCE

280 TUXEDO AVENUE, ALAMO HEIGHTS, TX 78209



GENERAL NOTES:

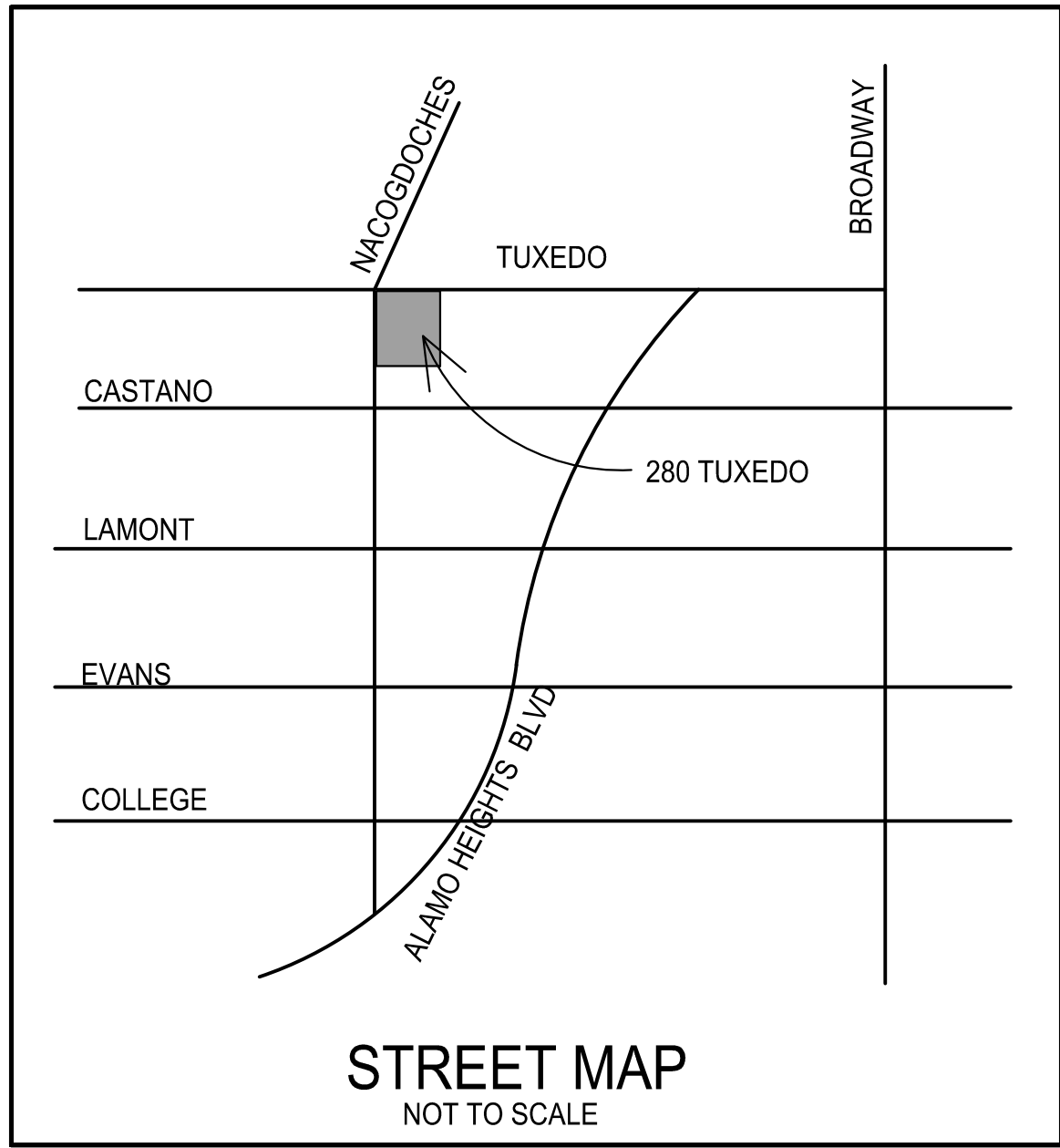
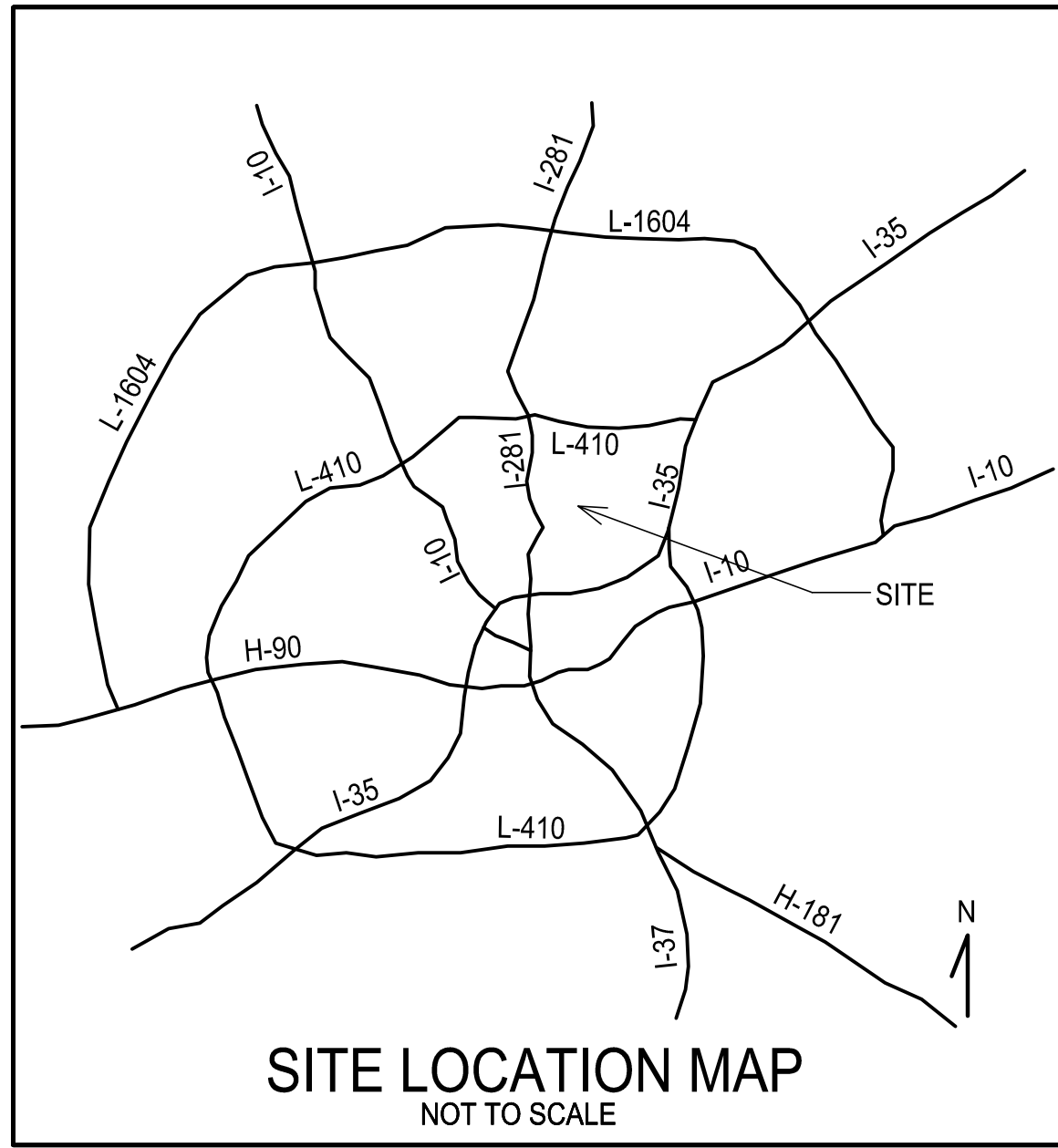
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

PLAN AREA SIZES

S.F. AC SPACE	
EXISTING FIRST FLOOR	- 1935 S.F.
EXISTING SECOND FLOOR	- 631 S.F.
EXISTING CASITA	- 339 S.F.
EXISTING CARPORT	- 498 S.F.
ADD FIRST FLOOR MASTER	- 742 S.F.
ADD DINING ROOM	- 279 S.F.
ADD SECOND FLOOR	- 642 S.F.
TOTAL AC SPACE	- 4225 S.F.
COVERED GAZEBO	- 186 S.F.
ADD STORAGE AT CARPORT	- 141 S.F.

SHEET INDEX

A0.00	COVER
A1.00	SURVEY / SITE PLAN
A1.10	TREE CRITICAL ROOT ZONE
A2.00	DEMO PLAN
A2.10	FIRST FLOOR PLAN
A2.20	SECOND FLOOR PLAN, GARAGE PLAN AND ROOF PLAN
A2.30	MAIN HOUSE ROOF PLAN
A3.00	EXISTING ELEVATION / DEMO CALC
A3.10	EXTERIOR ELEVATIONS
A3.20	EXTERIOR ELEVATIONS
A3.20	EXTERIOR ELEVATIONS STORAGE
A8.00	EXISTING IMAGES
A8.10	STREET PANORAMA



ZONING CODE REVIEW

	EXISTING	NEW
FLOOR AREA RATIO IN SQUARE FEET		
LOT SIZE	15000	15000
ALLOWABLE F.A.R. .45 OF LOT SIZE	6750	
ADD .02 FOR 1STORY GARAGE AND SIDE ENTRY		0.49 7350
HOUSE, BOTH FLOORS AND PORCHES	3121	4225
GARAGE	498	639
CASITA	339	339
GAZEBO	0	186
Total	3958	5389
F.A.R. PERCENTAGE	26%	36%

LOT COVERAGE		
LOT SIZE	15000	15000
ALLOWABLE COVERAGE .40 OF LOT SIZE	6000	6000
HOUSE	1935	2956
GARAGE	498	639
CASITA	339	339
GAZEBO	0	186
TOTAL	2433	3595
COVERAGE PERCENTAGE	13%	24%

DEMOLITION		
ROOF DEMO (SEE DRAWING 3/A2.00)		100%
FRONT ELEVATION DEMO (SEE DRAWING 1/A3.00)		36%
WEST ELEVATION DEMO (SEE DRAWING 2/A3.00)		4%
ALL EXTERIOR WALLS (SEE CALC A3.00)		32%

AVERAGE GRADE MAIN HOUSE		
NW		799.00
NE		799.00
SW		798.00
SE		798.00
AVERAGE		798.50
FIRST FLOOR LEVEL		800.00

FRONT YARD IMPERVIOUS COVERAGE 30% MAX	EXISTING	new
FRONT YARD AREA	3000.00	3000
IMPERVIOUS AREA	225.00	624
PERCENTAGE IMPERVIOUS	7.50%	20.80%

AVERAGE GRADE GARAGE		
NW		798.00
NE		797.00
SW		798.00
SE		797.00
AVERAGE		797.50

ARCHITECT

Adapt Architecture + Construction
1826 McCullough Ave.
San Antonio, TX 78212
210.844.1687
210.267.7787
www.adapttx.com

OWNER

Ty and Macy Richardson
280 Tuxedo Avenue
San Antonio, TX 78209

PROJECT DESCRIPTION

This project is a renovation and addition to an existing single family home on a corner lot. The additions and renovations will expand the home with a new one story addition and a second floor addition. The existing casita and carport will remain. The heritage oak tree in front will remain. The size and scope of this project and where it sits on the lot remain in common placement for houses in this neighborhood.

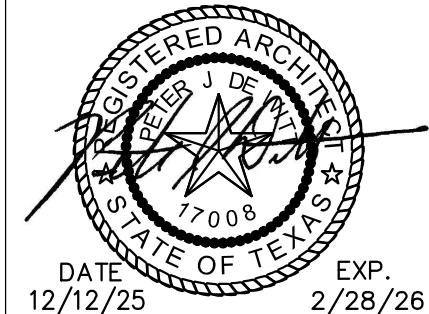


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RICHARDSON RESIDENCE

280 TUXEDO
ALAMO HEIGHTS, TX
78209



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NO. | DATE | ISSUED FOR:

- 04/17/25 REVIEW
- 08/14/25 REVIEW
- 09/10/25 REVIEW
- 10/21/25 PERMIT/CONST. 1
- 12/12/25 PERMIT/CONST. 2

COVER

OF --



1 FRONT ON TUXEDO
SCALE: 1/4"=1'-0"



2 SIDE ON NACOGDOCHES
SCALE: 1/4"=1'-0"



3 SIDE EAST ELEVATION
SCALE: 1/4"=1'-0"



4 REAR SOUTH ELEVATION
SCALE: 1/4"=1'-0"

adapt

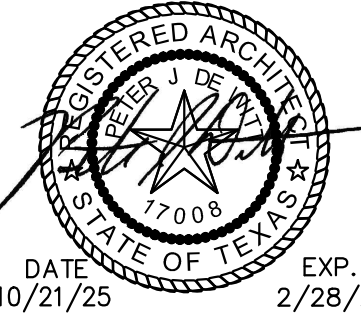
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IMAGES

A8.00
OF --

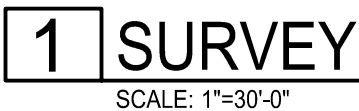
S.F. AC SPACE

EXISTING FIRST FLOOR	- 1935 S.F.
EXISTING SECOND FLOOR	- 631 S.F.
EXISTING CASITA	- 339 S.F.
EXISTING CARPORT	- 498 S.F.

ADD FIRST FLOOR MASTER	- 742 S.F.
ADD DINING ROOM	- 279 S.F.
ADD SECOND FLOOR	- 642 S.F.
TOTAL AC SPACE	- 4225 S.F.

COVERED GAZEBO – 186 S.F.

ADD STORAGE AT CARPORT - 141 S.F.



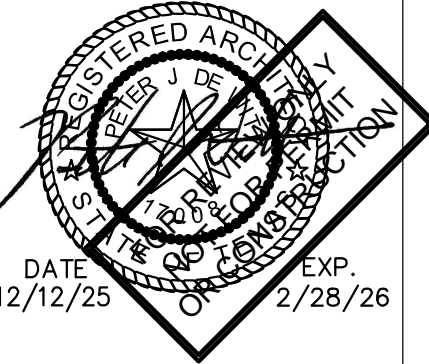


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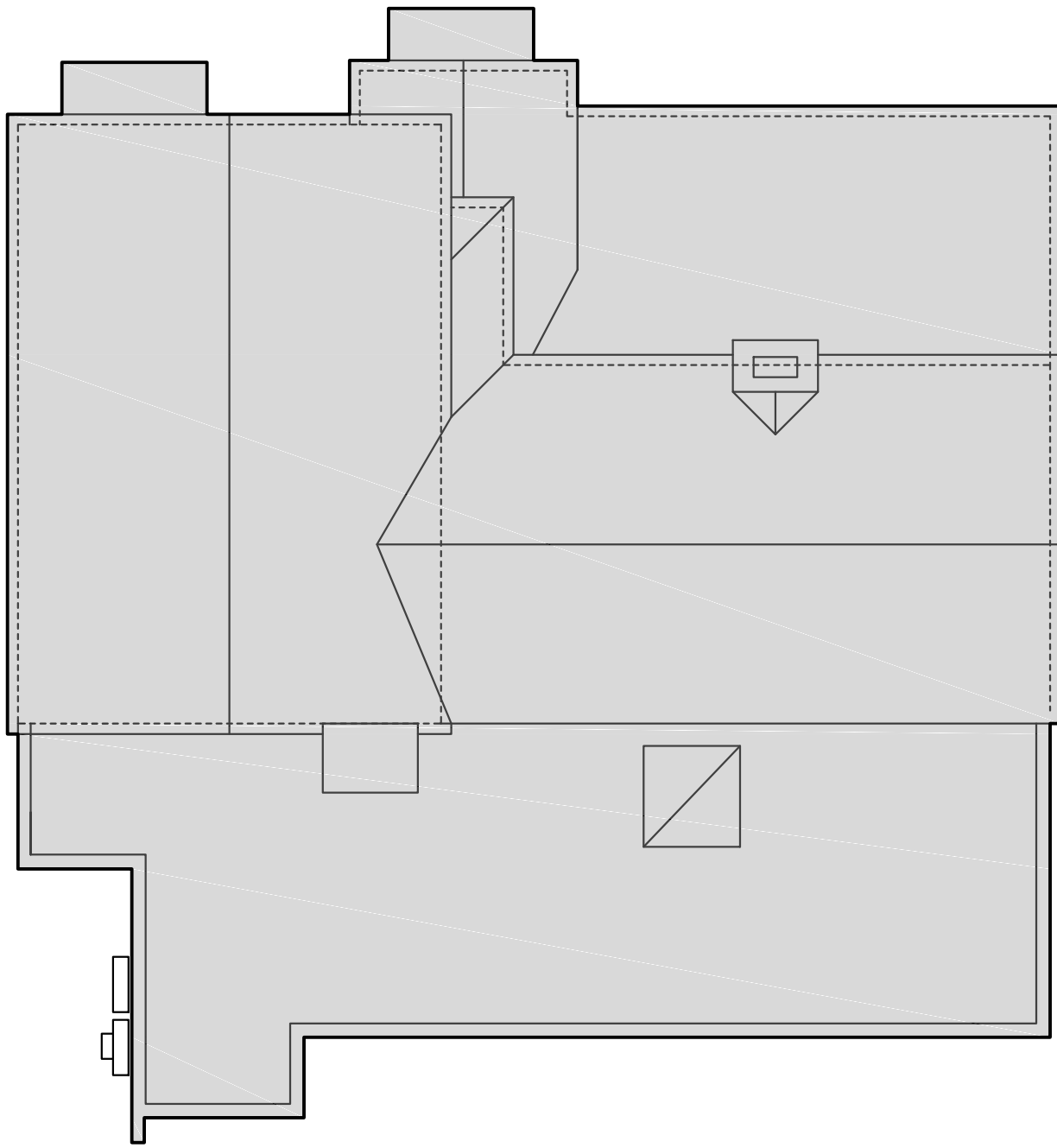
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EXISTING
ELEVATIONS

A3.00
OF --

ROOF DEMO CALCULATION
2308 SF TOTAL
0 SF ROOF TO REMAIN
2308 SF DEMO/ENCAPSULATED
100% DEMO/ENCAPSULATION



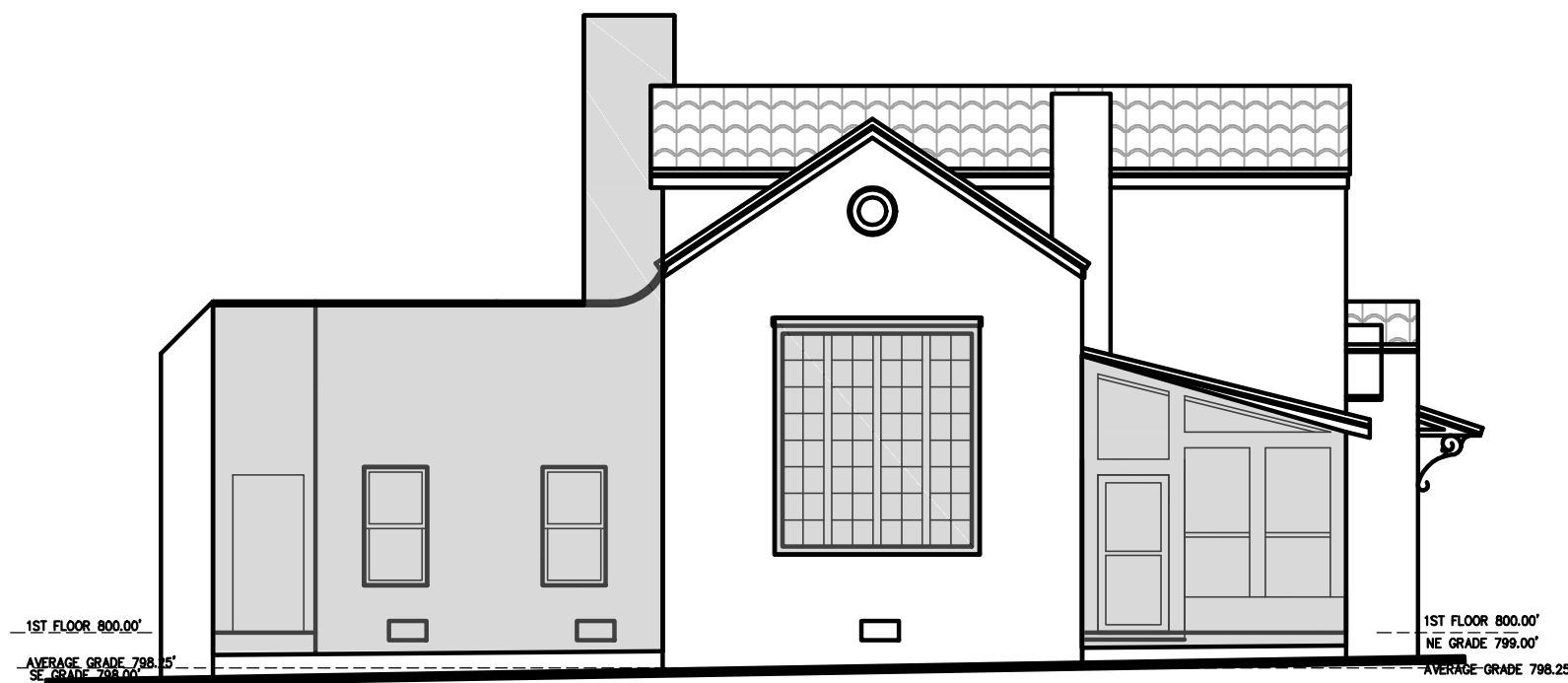
5 ROOF DEMO/ENCAPSULATION
SCALE: 1/8"=1'-0"

NORTH SIDE DEMO CALCULATION
850 SF TOTAL
547 SF WALL AREA TO REMAIN
303 SF WALL AREA TO DEMO/ENCAPSULATED
36% DEMO/ENCAPSULATION



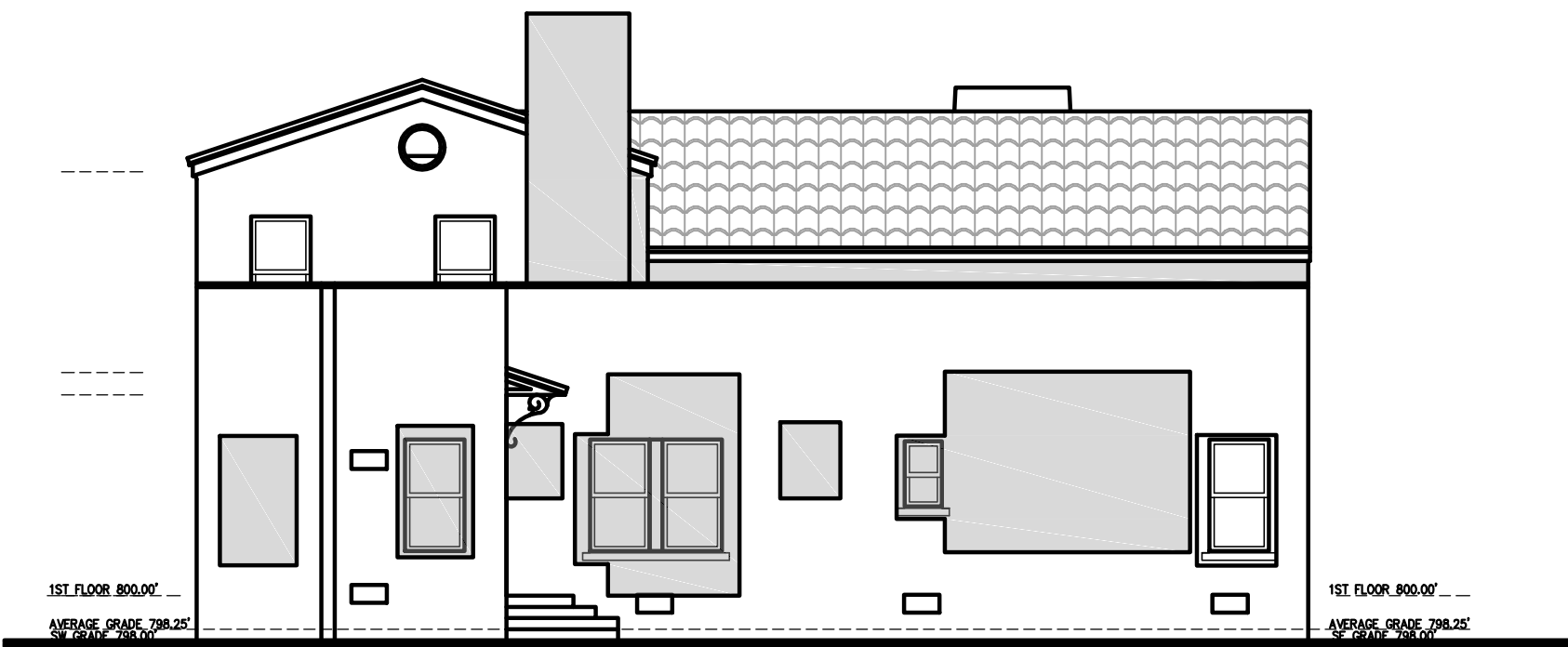
1 EXISTING FRONT ELEVATION
SCALE: 1/8"=1'-0"

EAST SIDE DEMO CALCULATION
937 SF TOTAL
412 SF WALL AREA TO REMAIN
525 SF WALL AREA TO DEMO/ENCAPSULATED
56% DEMO/ENCAPSULATION



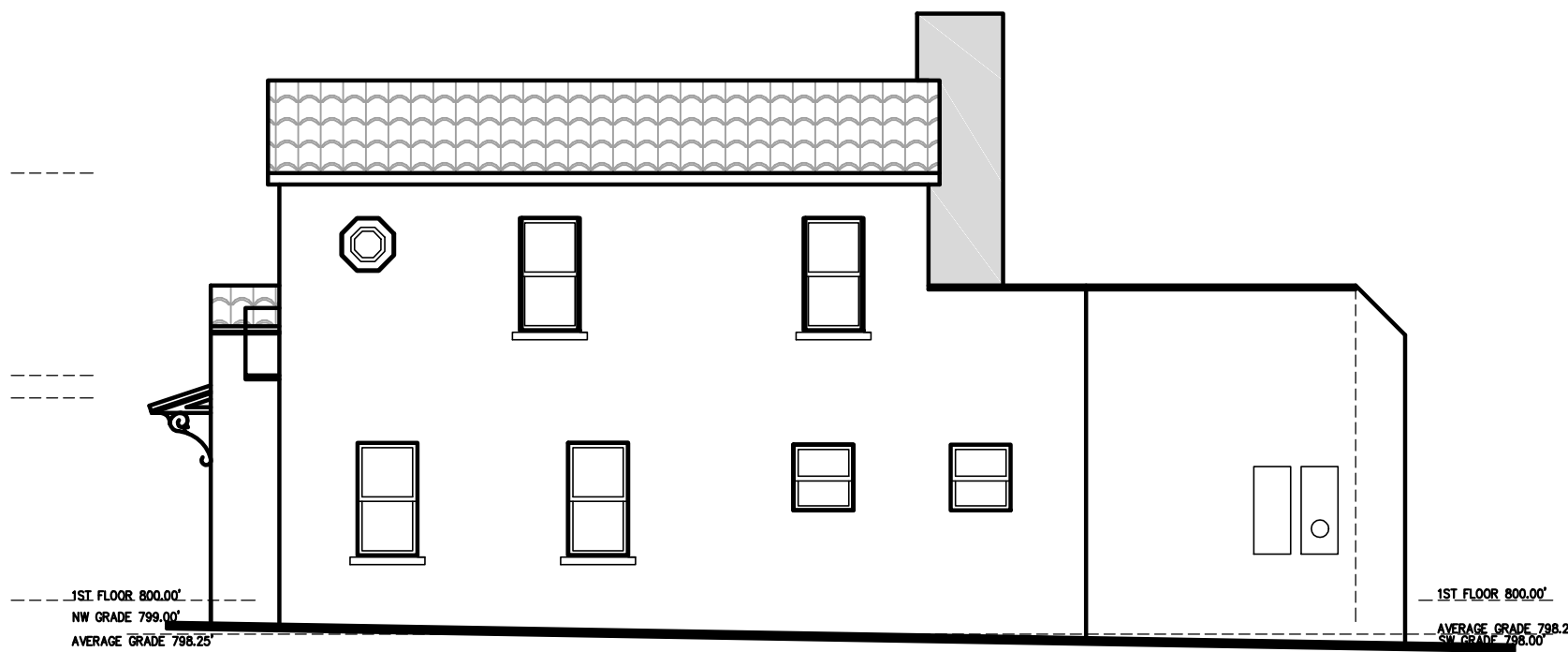
2 EXISTING EAST SIDE ELEVATION
SCALE: 1/8"=1'-0"

SOUTH SIDE DEMO CALCULATION
932 SF TOTAL
622 SF WALL AREA TO REMAIN
310 SF WALL AREA TO DEMO/ENCAPSULATED
33% DEMO/ENCAPSULATION



3 EXISTING NORTH REAR ELEVATION
SCALE: 1/8"=1'-0"

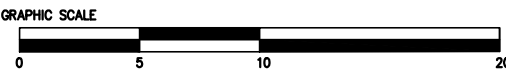
WEST SIDE DEMO CALCULATION
944 SF TOTAL
905 SF WALL AREA TO REMAIN
39 SF WALL AREA TO DEMO/ENCAPSULATED
4% DEMO/ENCAPSULATION

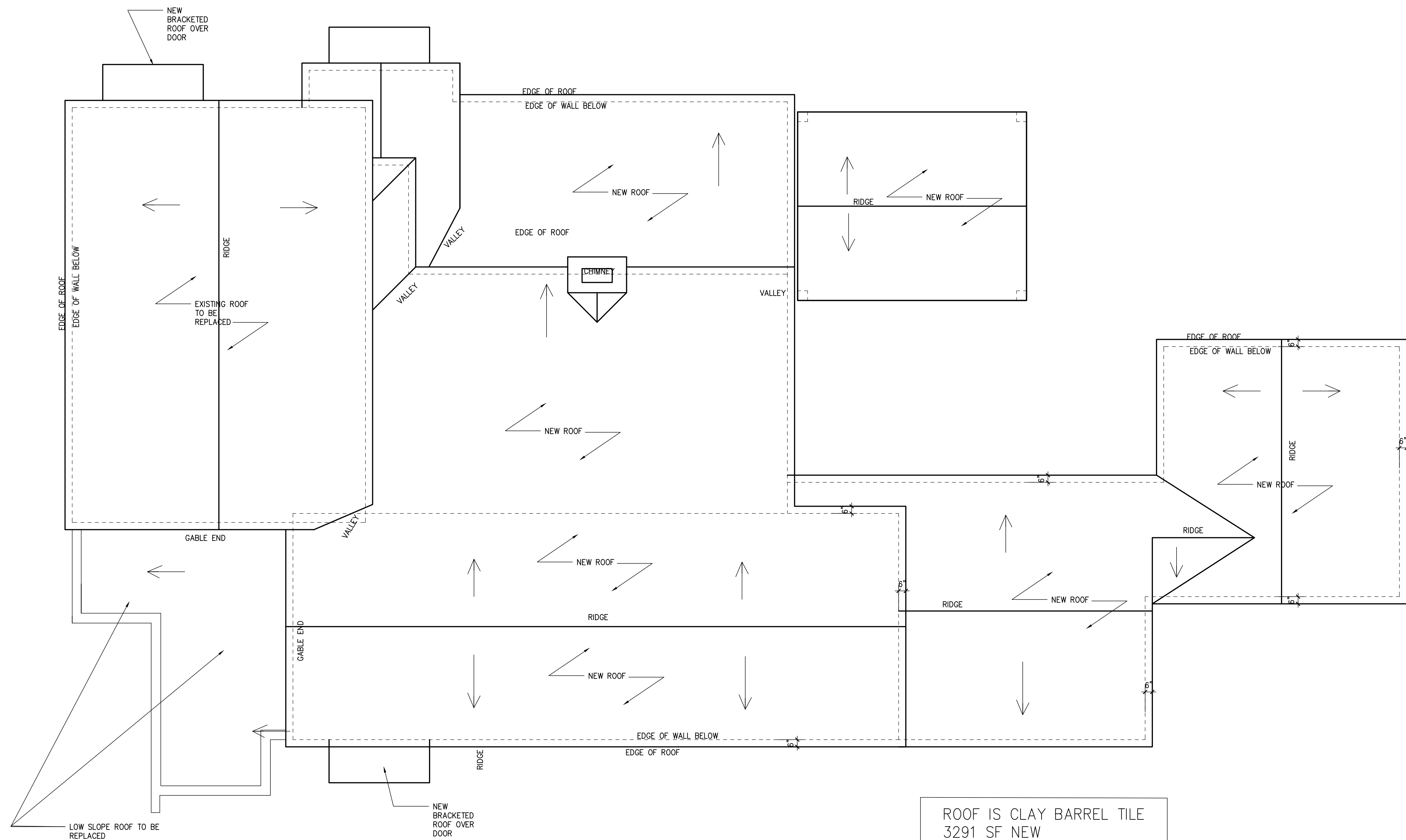


4 EXISTING WEST SIDE ELEVATION
SCALE: 1/8"=1'-0"

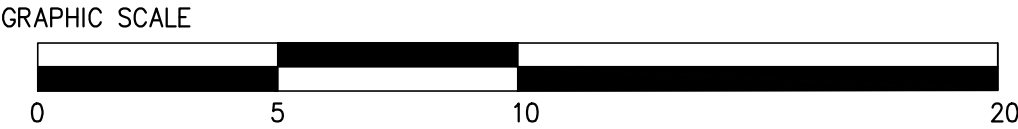
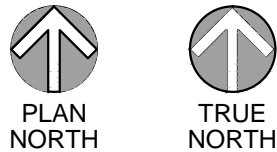
TOTAL EXTERIOR WALL DEMO CALCULATION
3663 SF TOTAL
2486 SF WALL AREA TO REMAIN
1177 SF WALL AREA TO DEMO/ENCAPSULATED
32% DEMO/ENCAPSULATION

KEY
[White Box] AREAS TO REMAIN
[Gray Box] ENCAPSULATED / DEMOLISHED



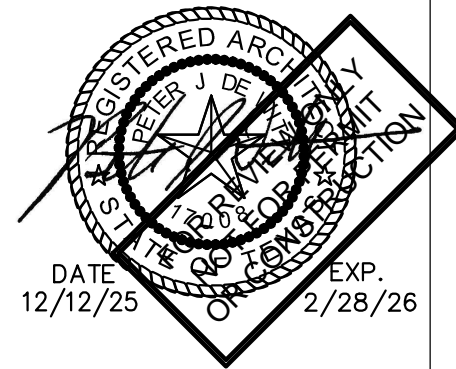


1 ROOF PLAN
SCALE: 1/4"=1'-0"



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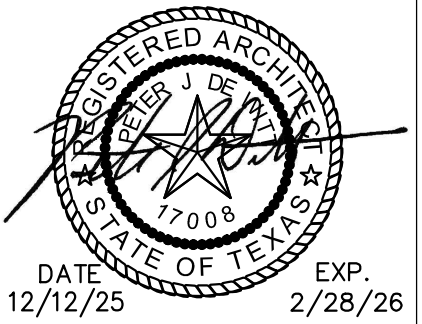
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ROOF PLAN

A2.30
OF --

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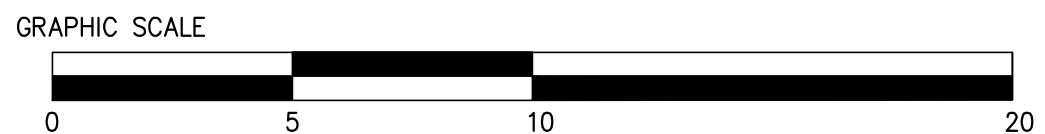
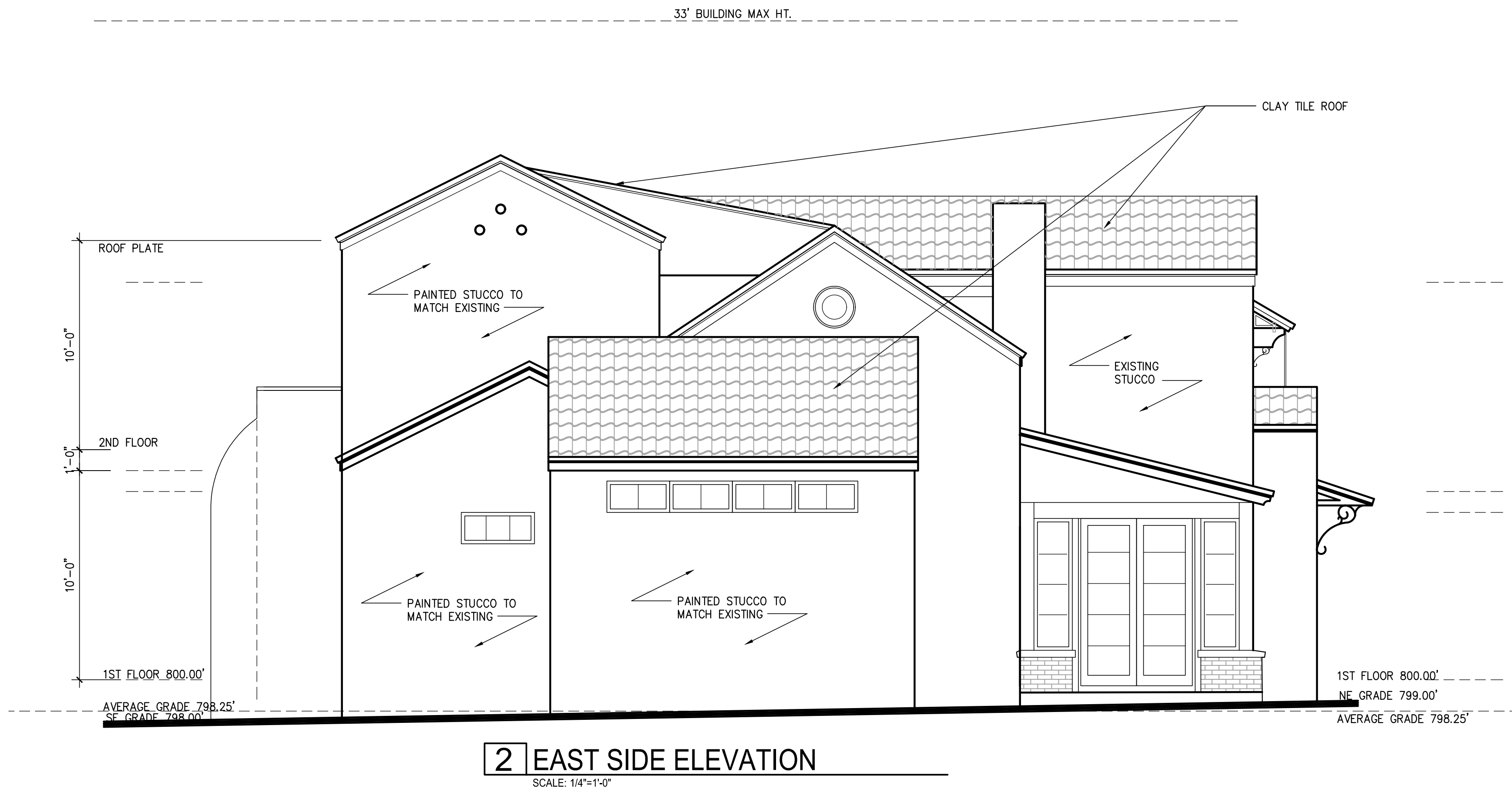


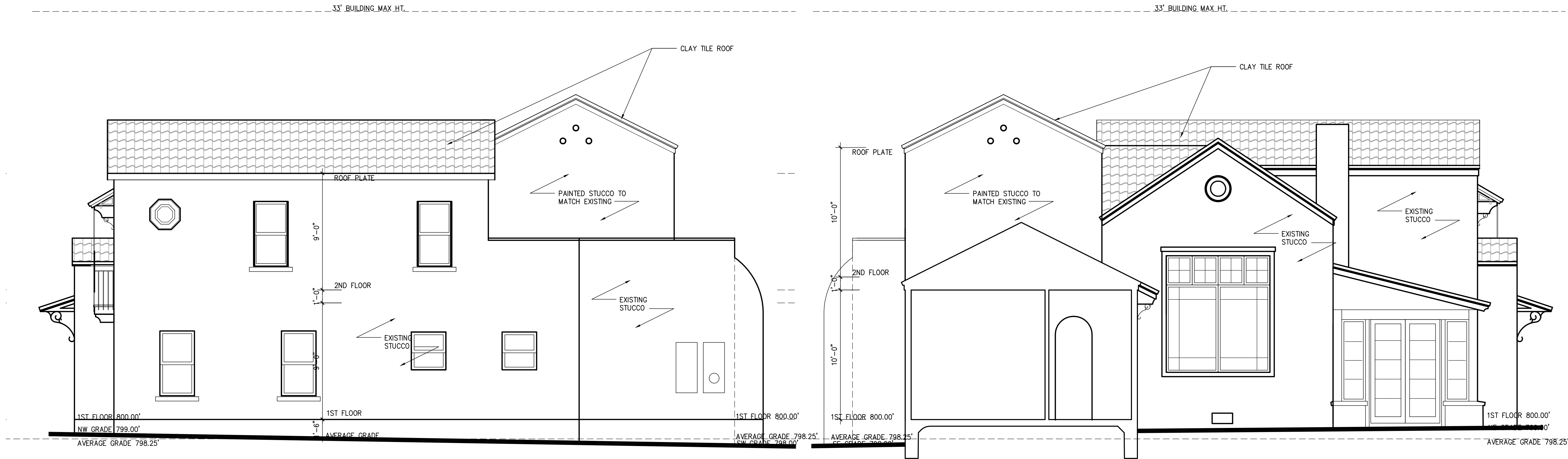
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EXT ELEVATIONS

A3.10
OF --





1 WEST SIDE ELEVATION

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

2 EAST COURTYARD SECTION

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



3 SOUTH REAR ELEVATION

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



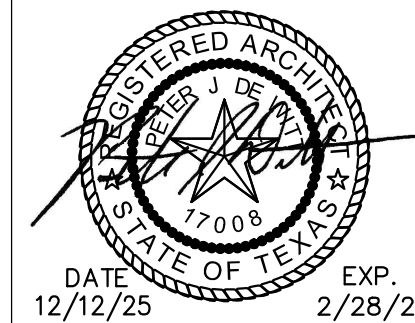
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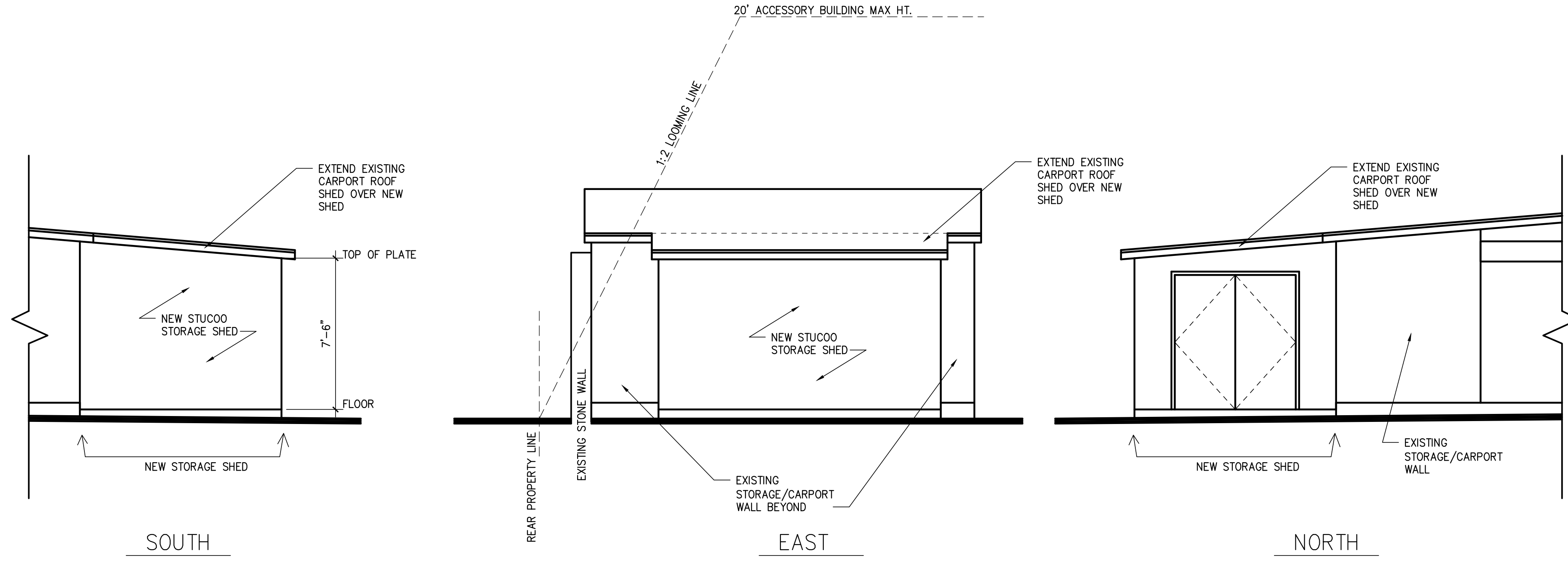


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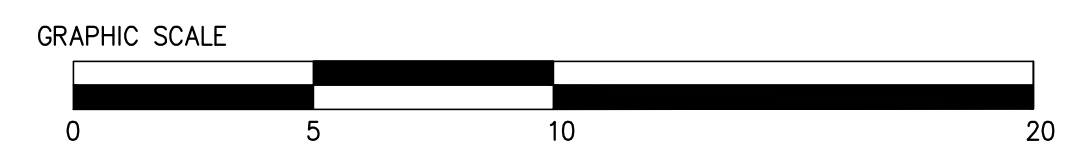
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ELEVATIONS

A3.20
OF --



1 STORAGE SHED ELEVATIONS
SCALE: 1/4"=1'-0"



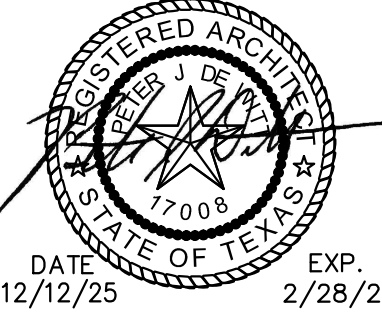


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DATE 12/12/25 EXP. 2/28/26

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ELEVATIONS

A3.30
OF --



1 EXISTING BLOCK PANORAMA
SCALE: 1/4"=1'-0"



2 NEW BLOCK PANORAMA
SCALE: 1/4"=1'-0"

RICHARDSON
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