



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 COMPLIMENTARY, 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 CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY, ALL PERSONNEL 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 CONFINES 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 PROPERTY 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.

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

PROJECT DESCRIPTION

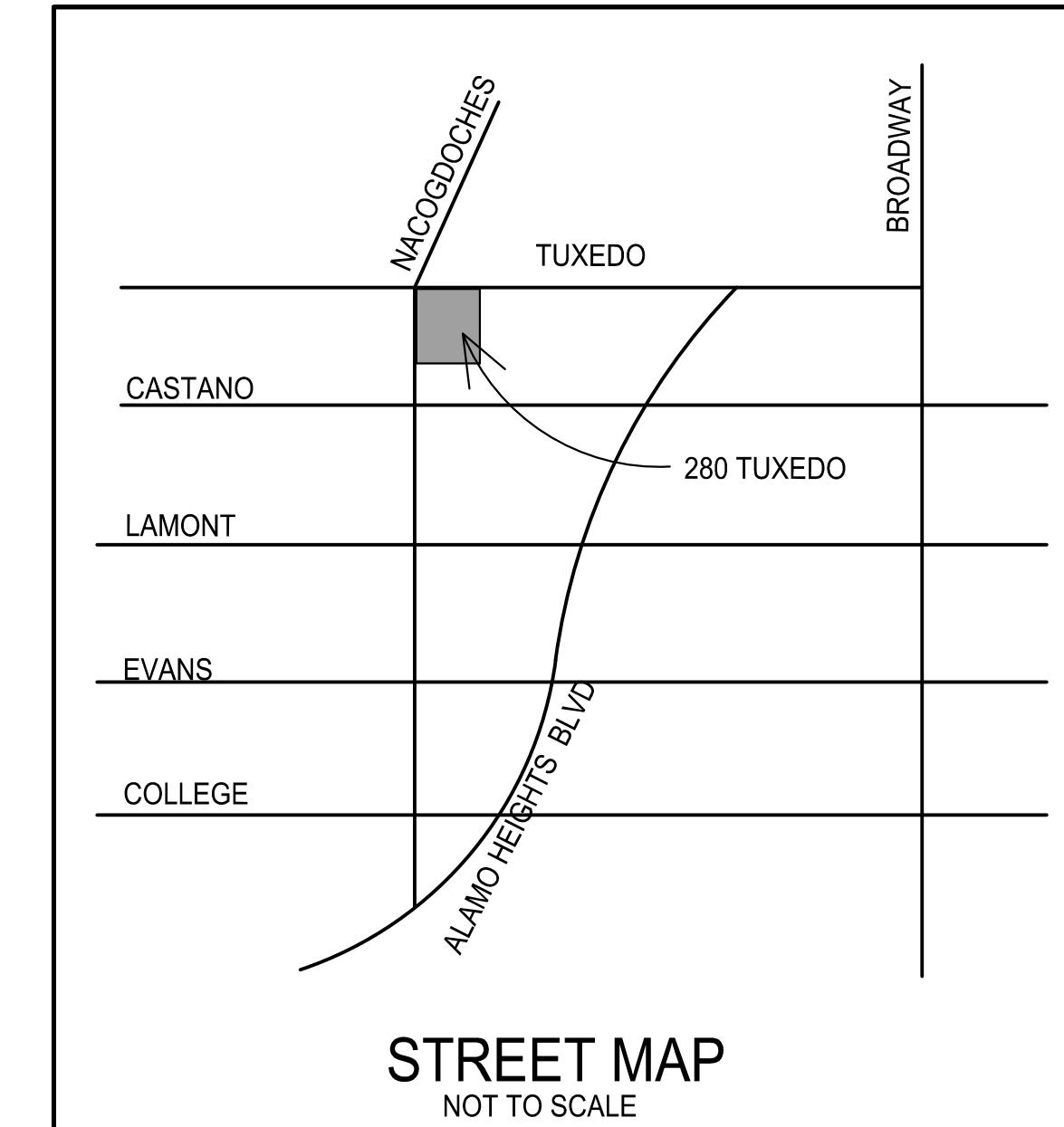
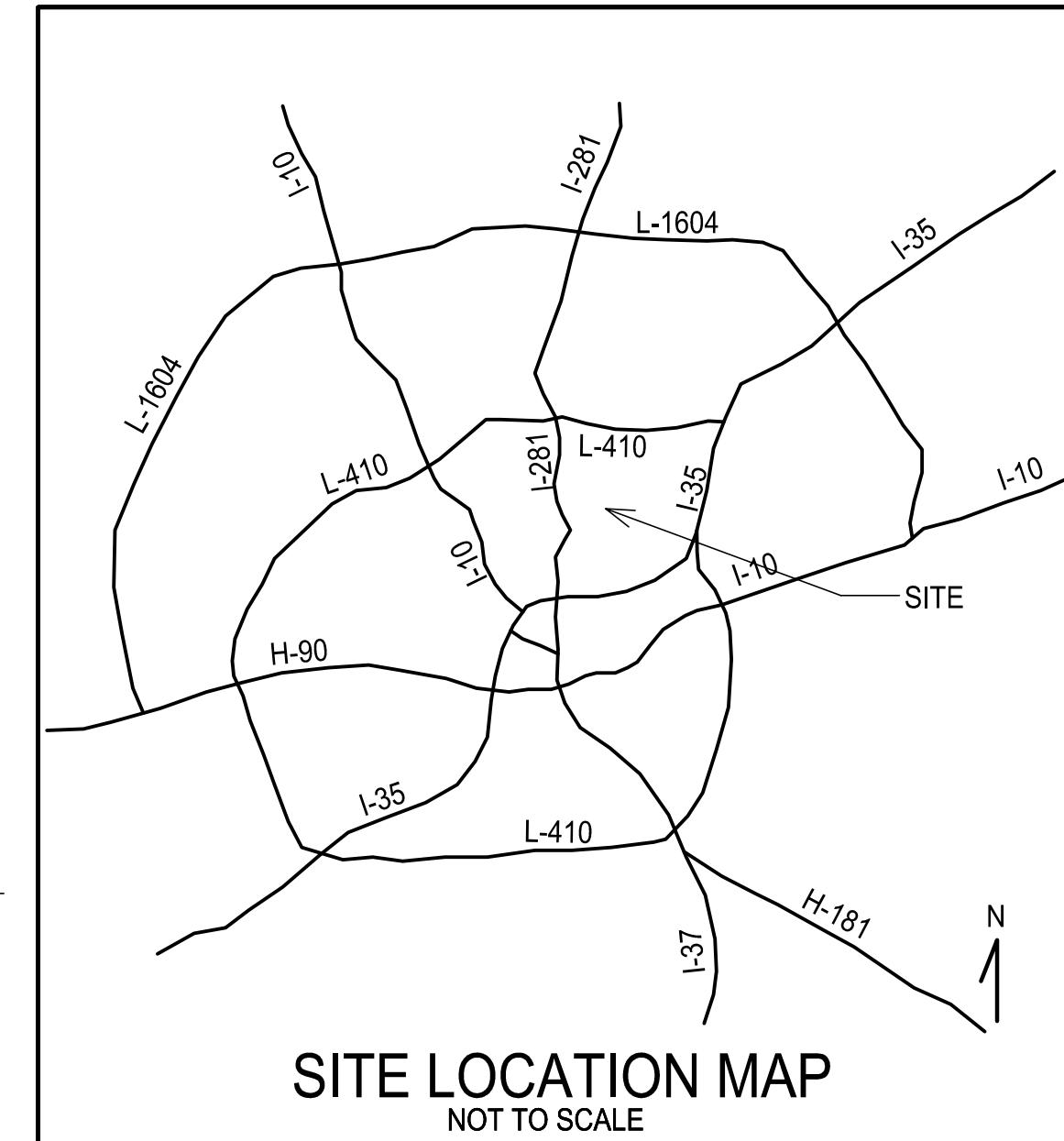
This project is a renovation and addition to an existing single family home on a corner lot. The additions and renovations will expand the home with a new one story addition and a second floor addition. The existing casita and carport will remain. The heritage oak tree in front will remain. The size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

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



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
GAZEOBO	0	186
Total	3958	5389
F.A.R. PERCENTAGE	26%	36%

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

DEMOLITION	EXISTING	NEW
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	EXISTING	NEW
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	EXISTING	NEW
NW	798.00	
NE	797.00	
SW	798.00	
SE	797.00	
AVERAGE	797.50	

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RICHARDSON
RESIDENCE
280 TUXEDO
ALAMO HEIGHTS, TX
78209



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COVER
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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"



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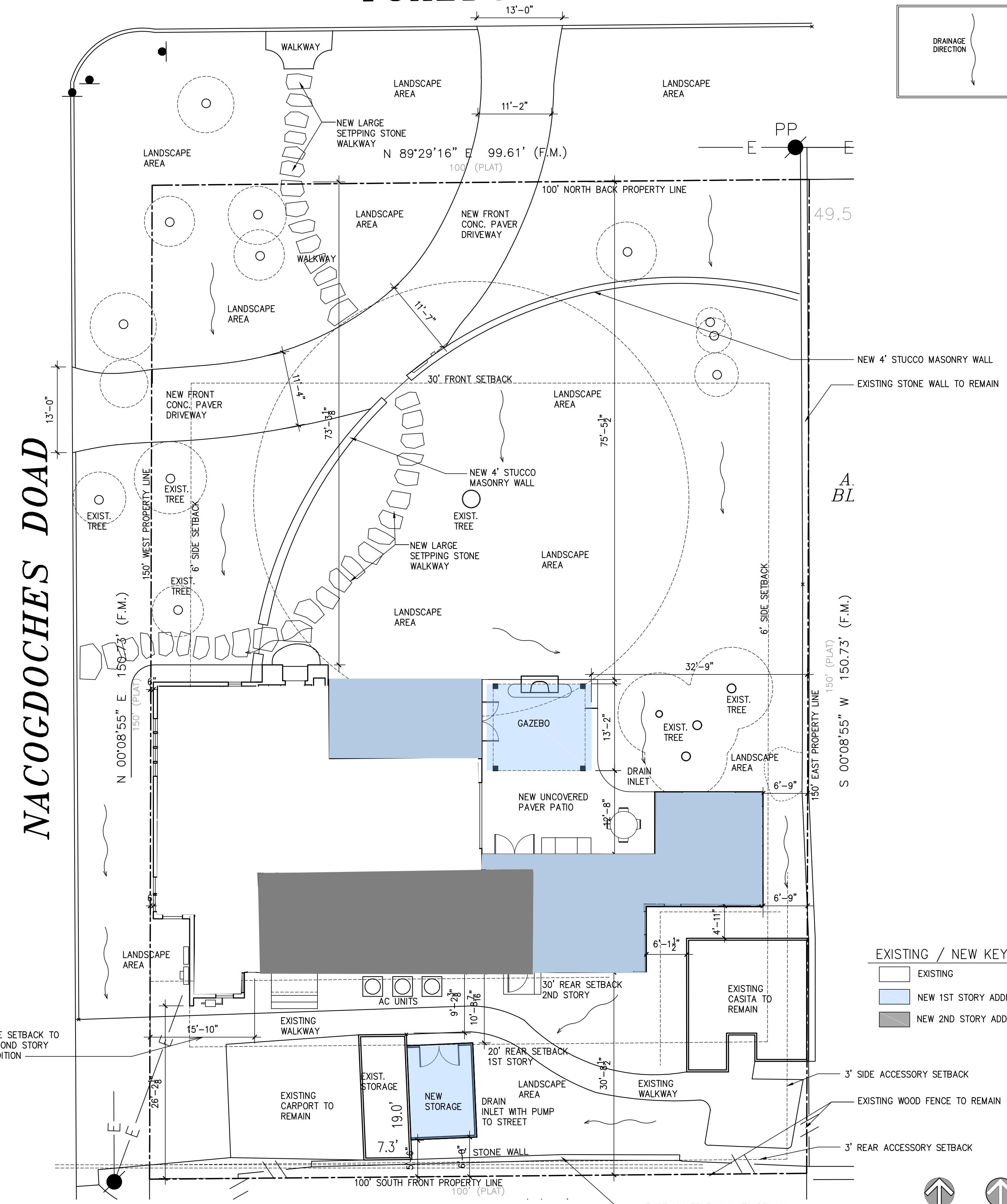
IMAGES

A8.00
OF --

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.
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TOTAL AC SPACE	— 4225 S.F.
COVERED GAZEBO	— 186 S.F.
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TUXEDO AVE



RICHARDSON RESIDENCE

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SITE PLAN

A1.00
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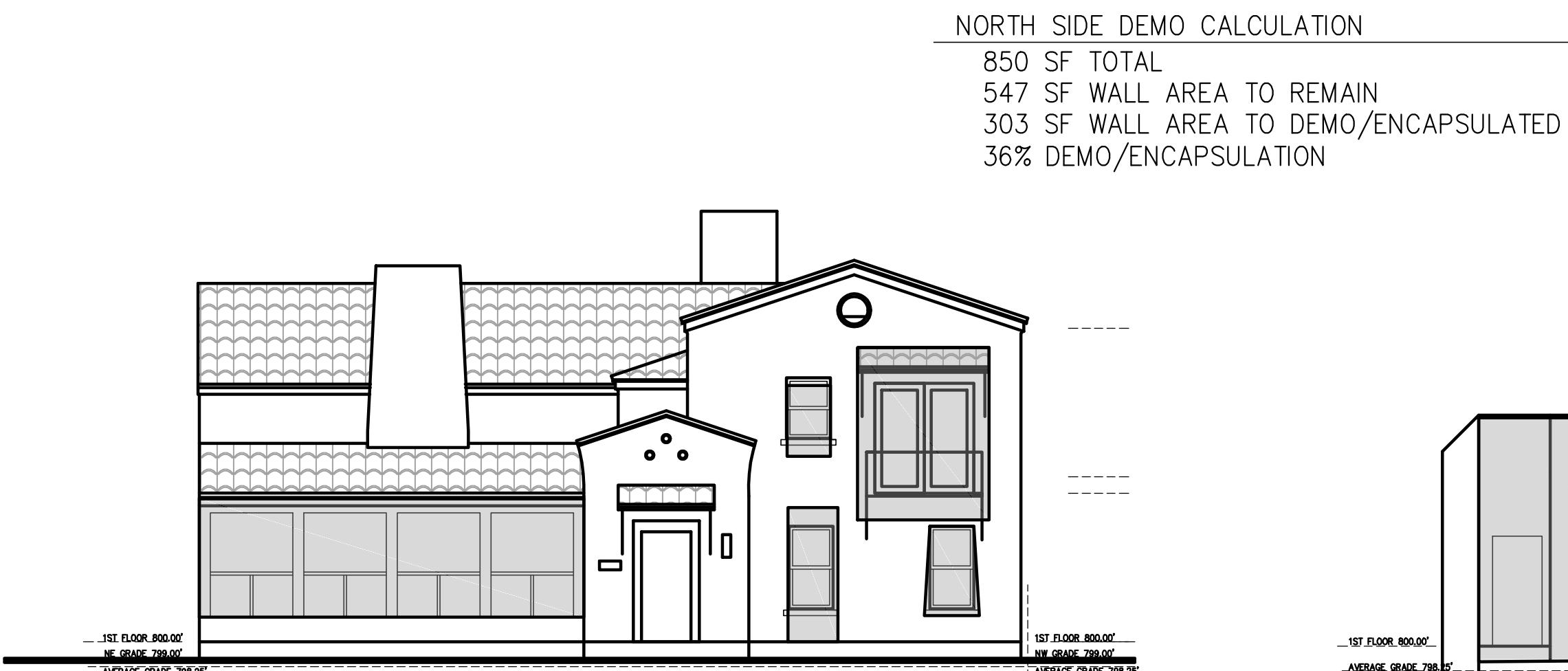
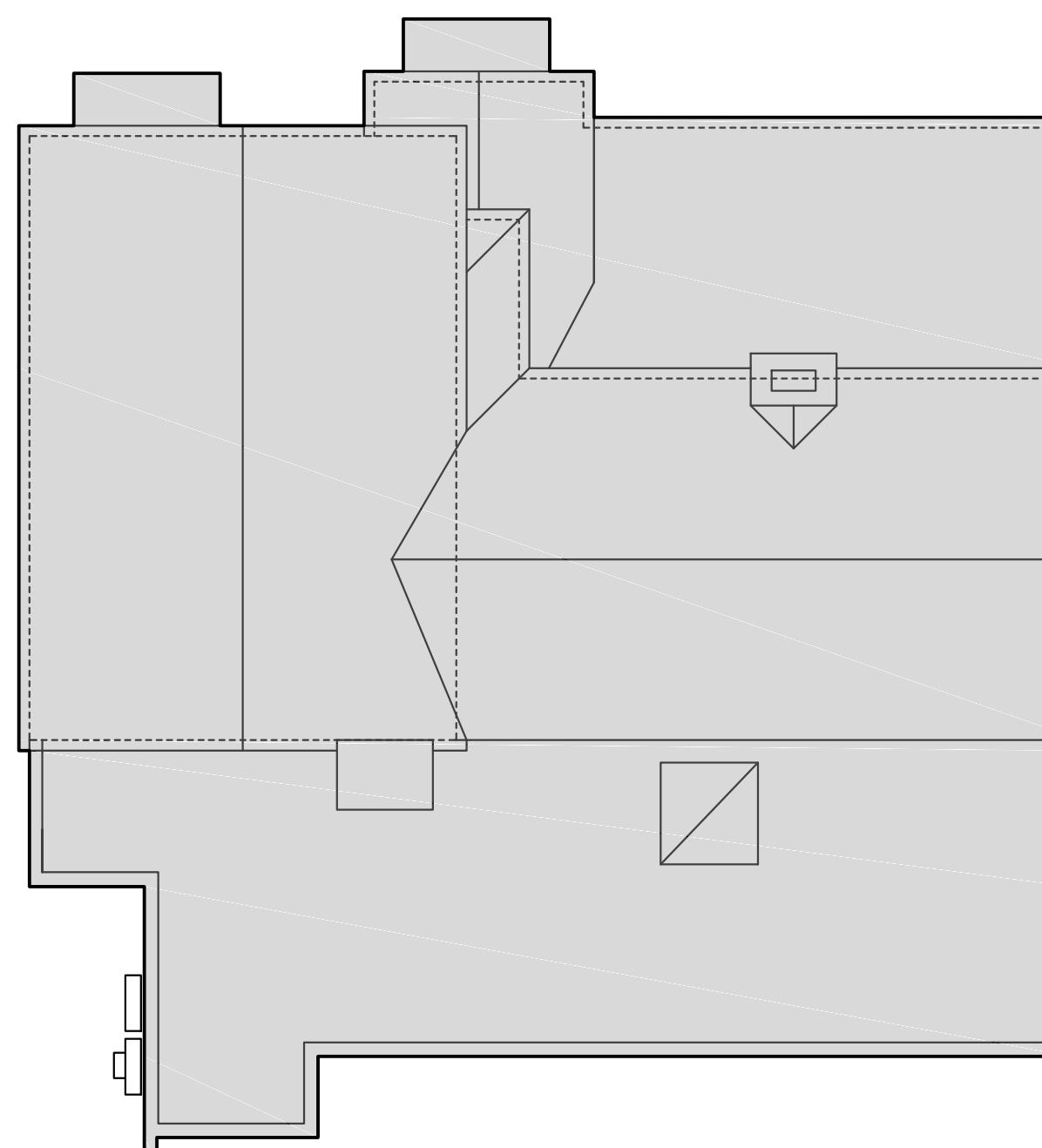
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EXISTING
ELEVATIONS

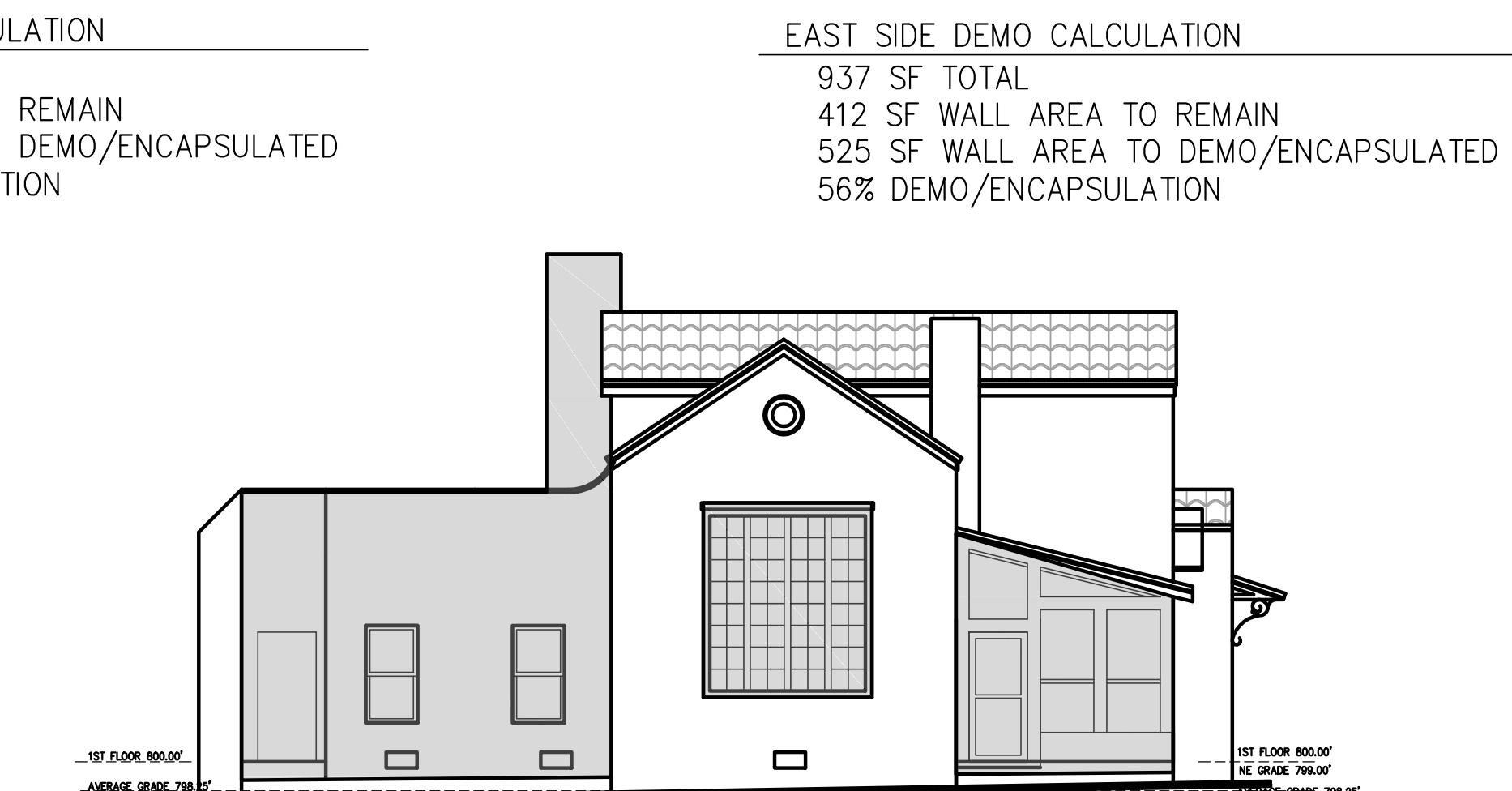
A3.00
OF --

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



1 EXISTING FRONT ELEVATION

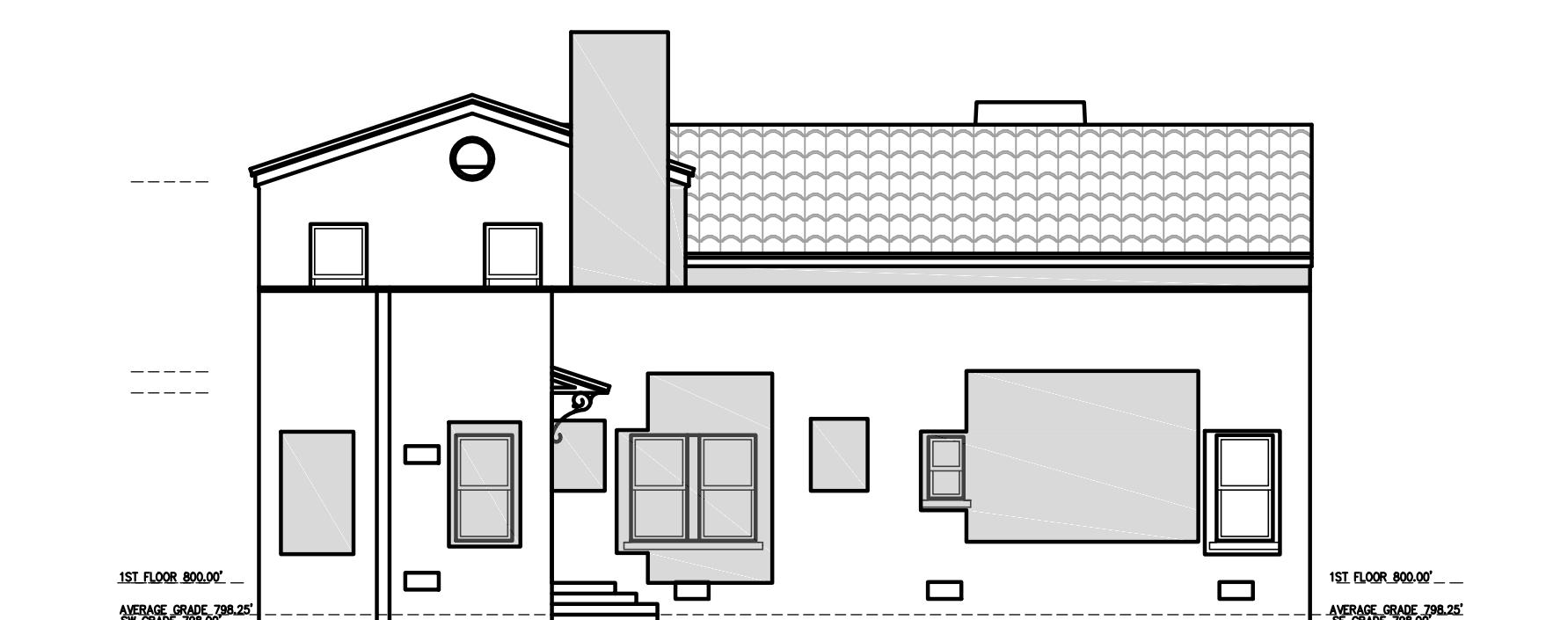
SCALE: 1/8"=1'-0"



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

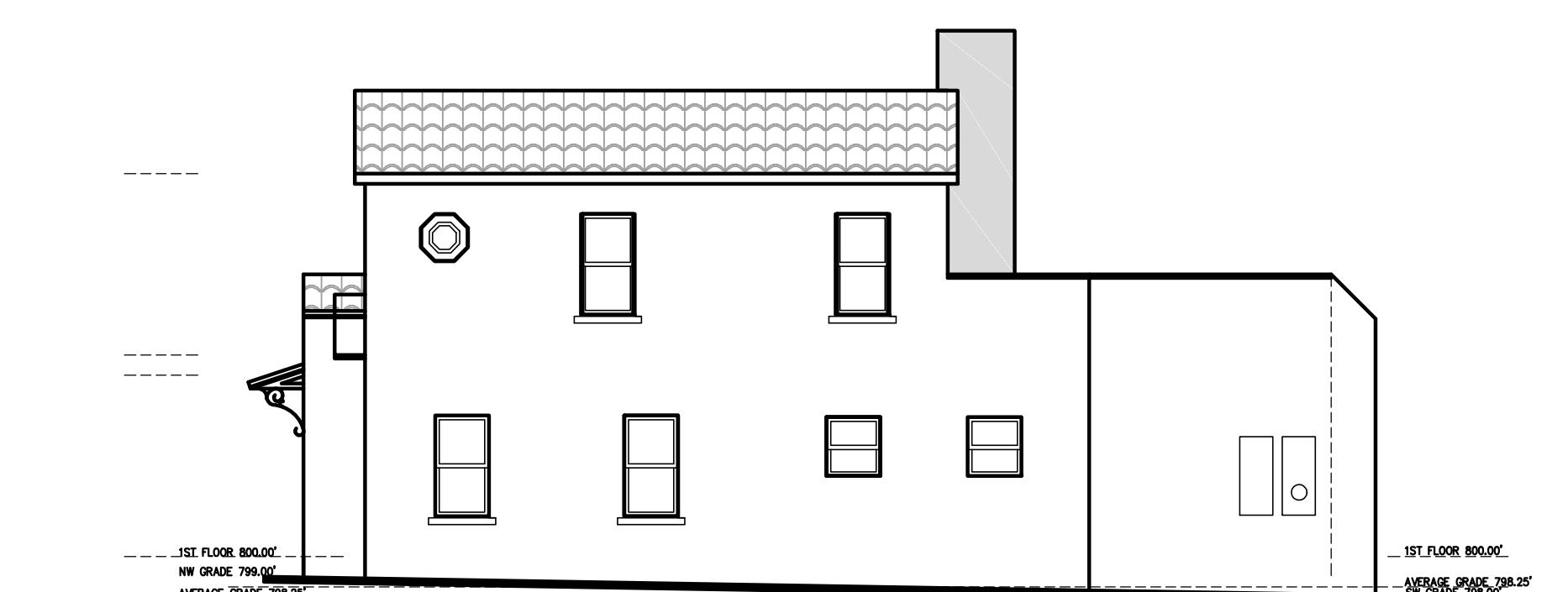


3 EXISTING NORTH REAR ELEVATION

SCALE: 1/8"=1'-0"

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

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"

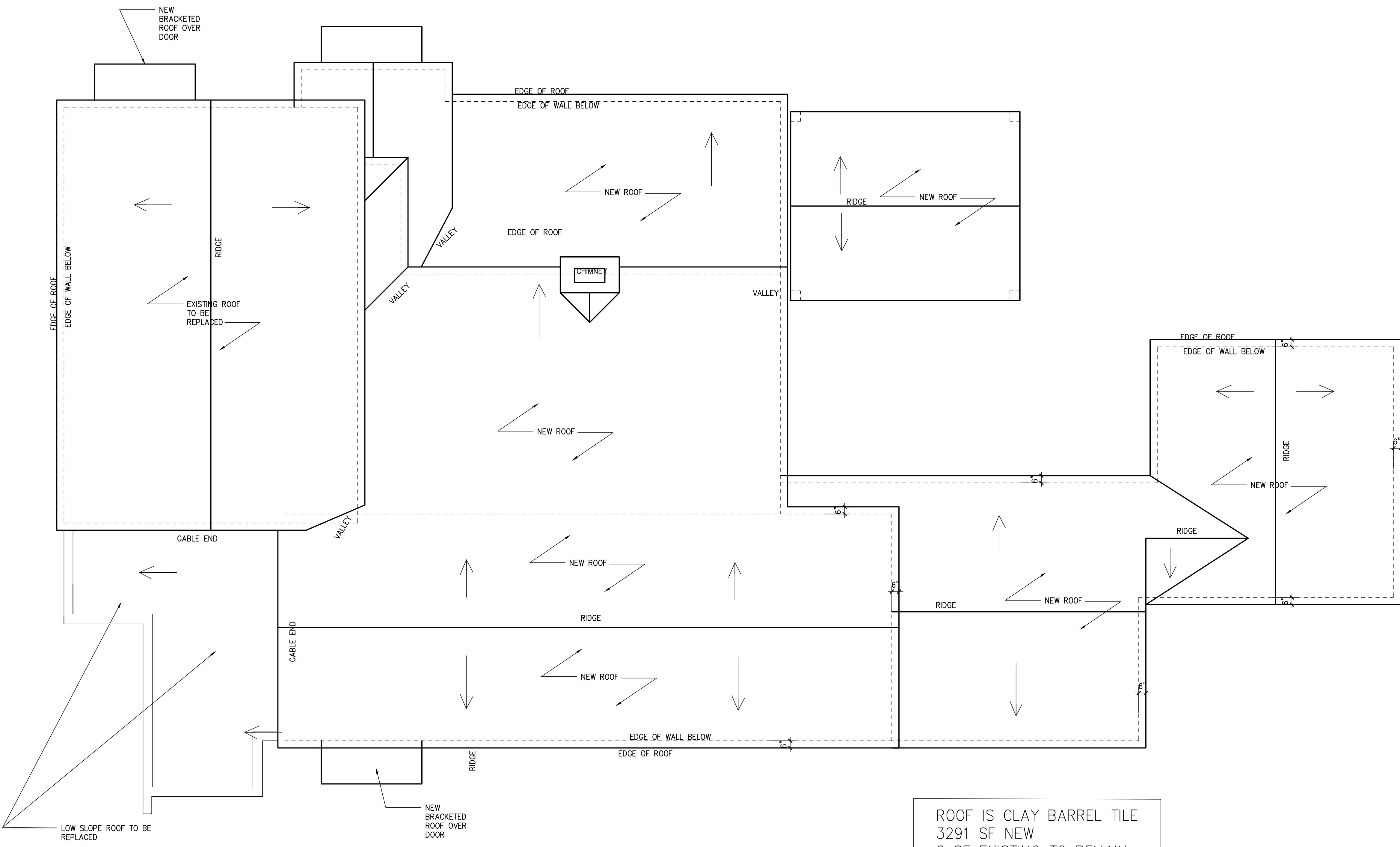
KEY
[White box] AREAS TO REMAIN
[Grey box] ENCAPSULATED / DEMOLISHED



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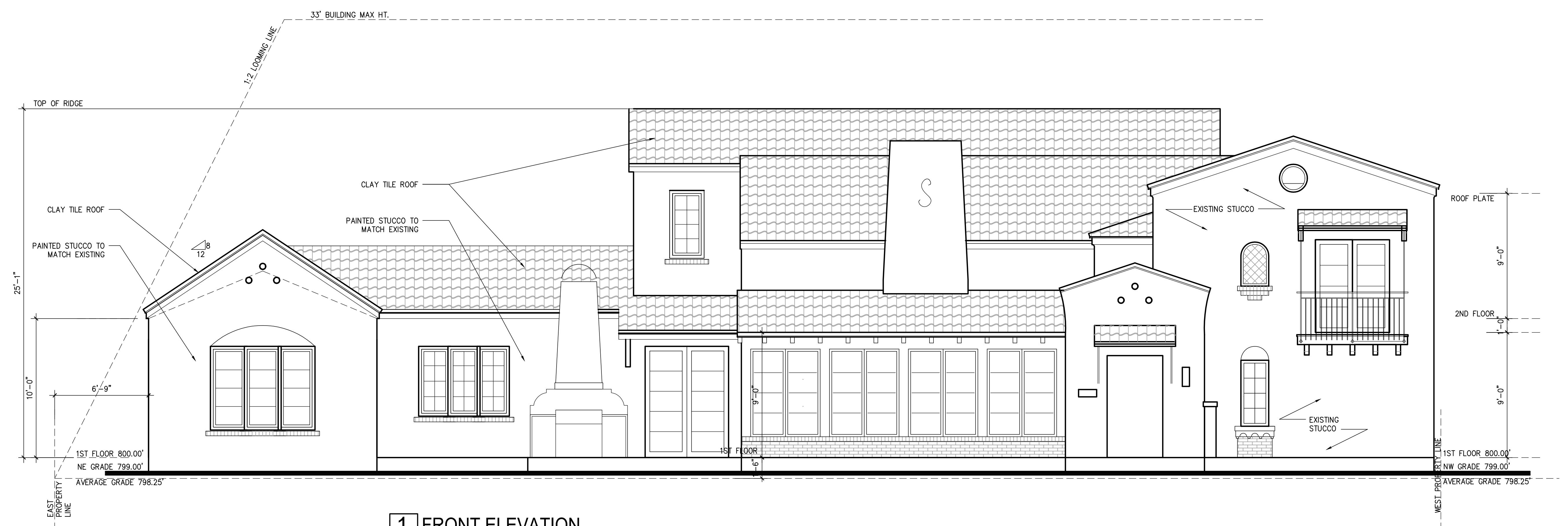
1 ROOF PLAN

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



ROOF PLAN

A2.30
OF --

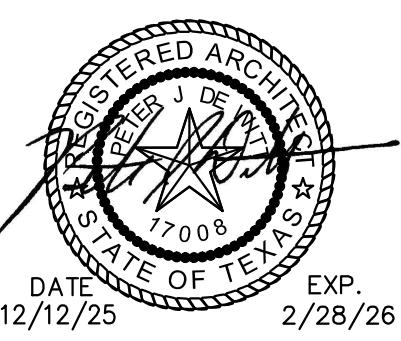


1 FRONT ELEVATION

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

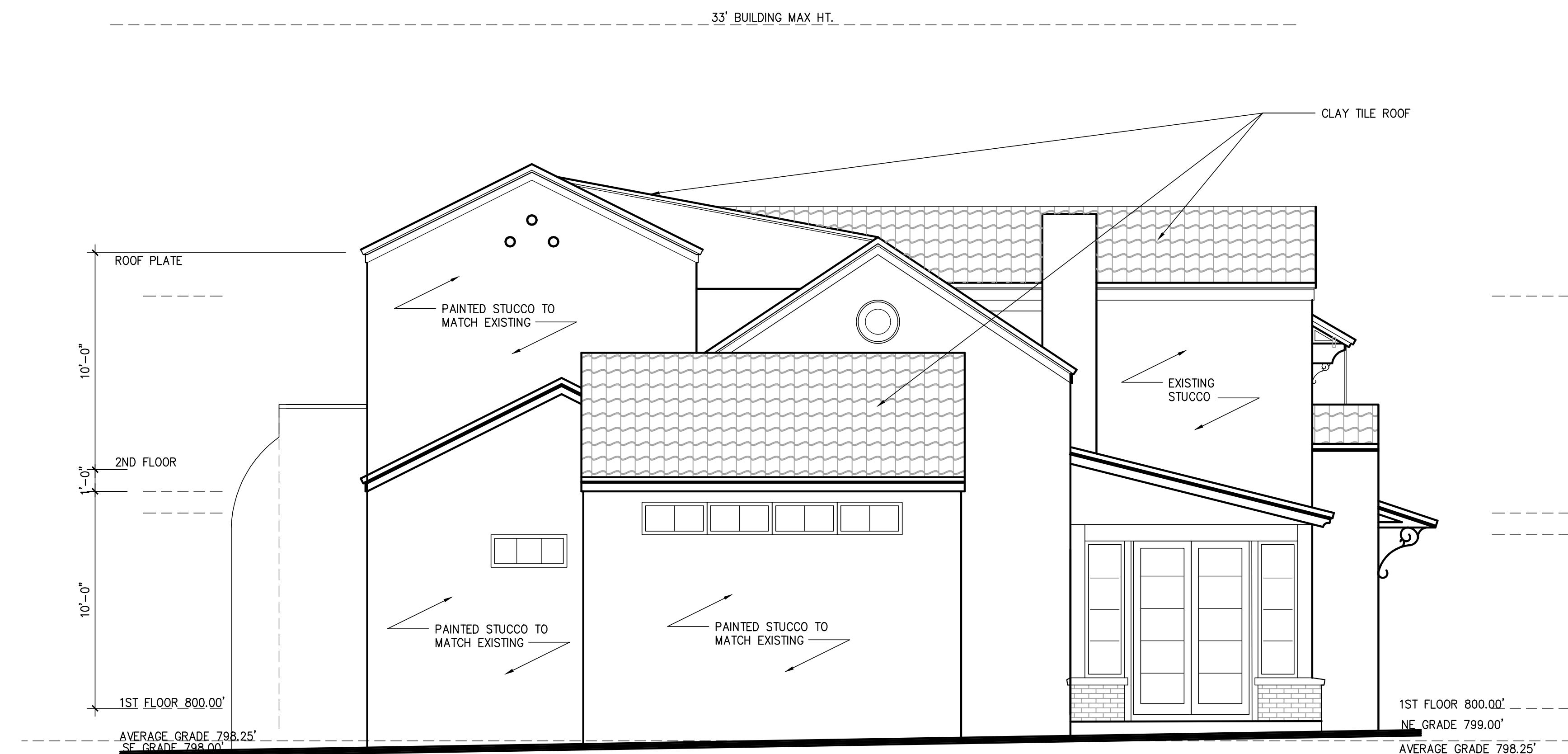
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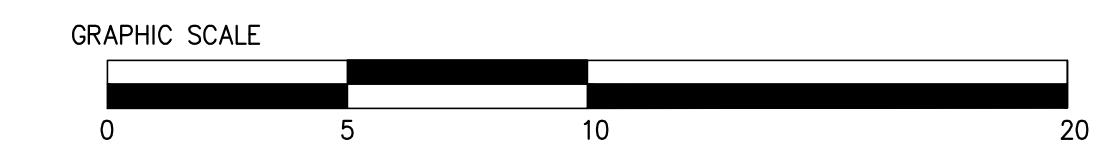
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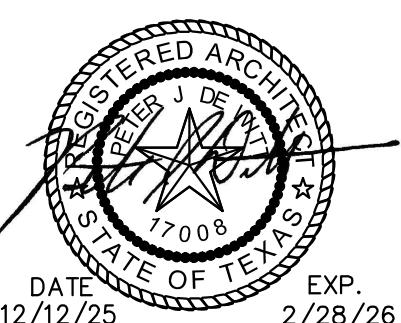
2 EAST SIDE ELEVATION

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



EXT ELEVATIONS

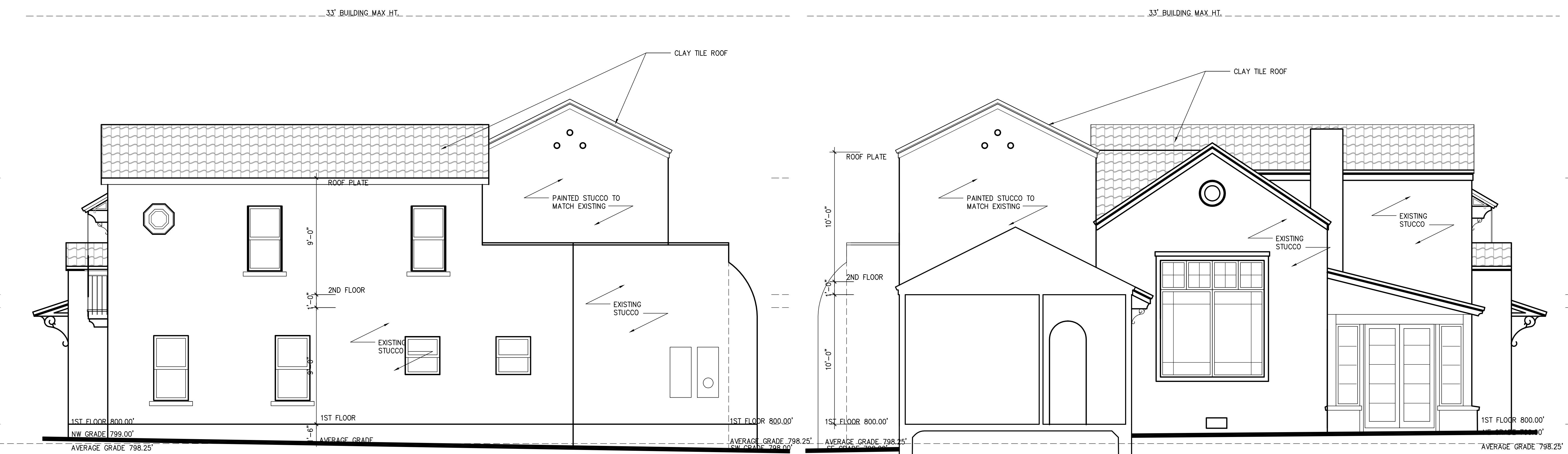
A3.10
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ELEVATIONS

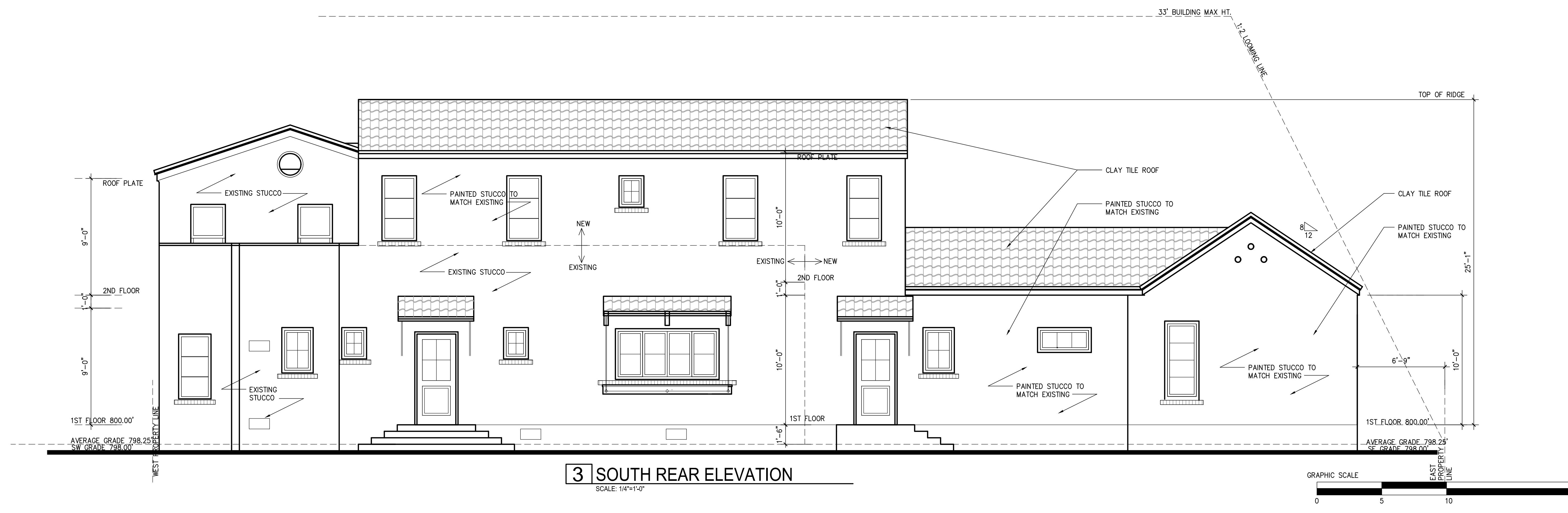
A3.20
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1 WEST SIDE ELEVATION

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

2 EAST COURTYARD SECTION

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



3 SOUTH REAR ELEVATION

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

GRAPHIC SCALE
0 5 10 20
EAST ELEV. LINE
WEST PROPERTY LINE

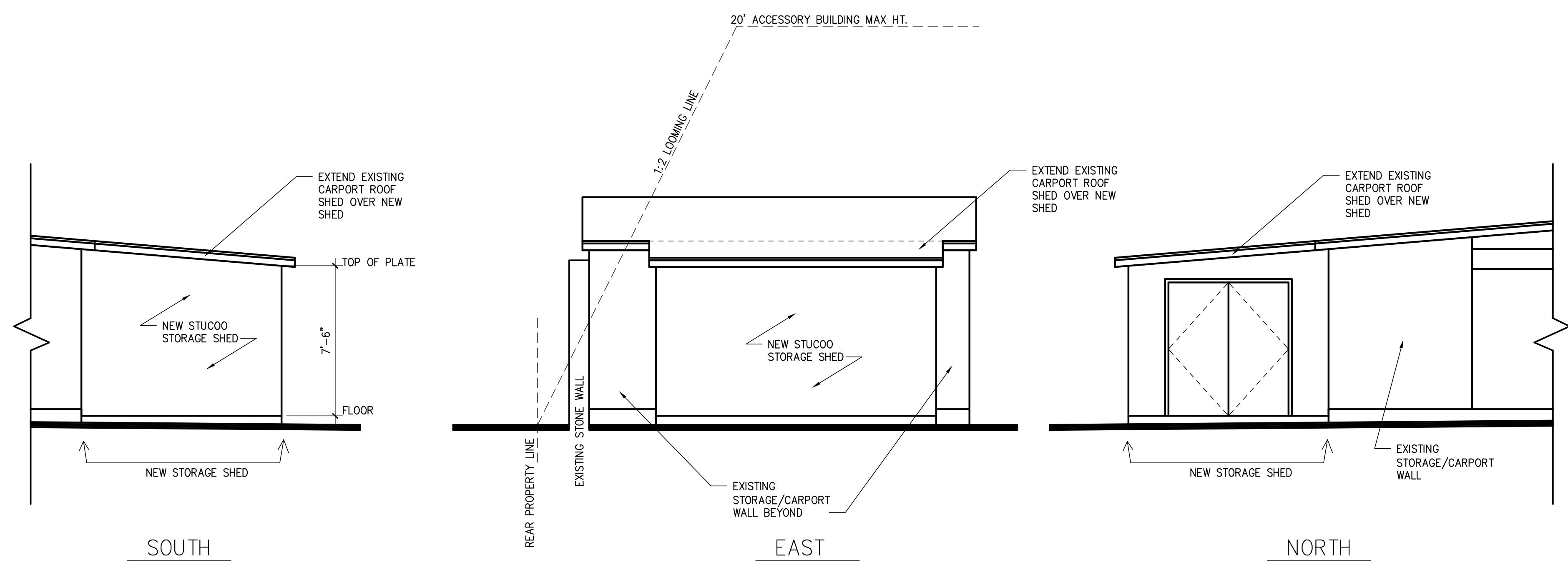
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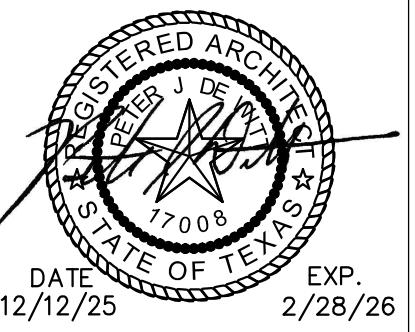
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1 STORAGE SHED ELEVATIONS

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



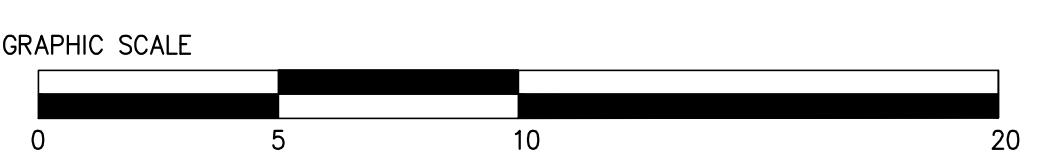
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ELEVATIONS

A3.30
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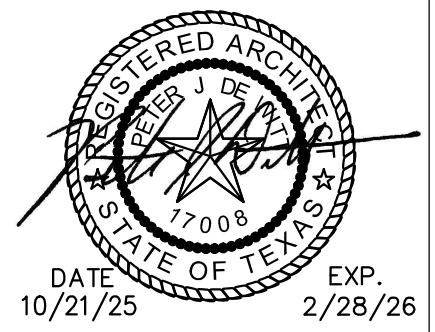
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1 EXISTING BLOCK PANORAMA

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



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2 NEW BLOCK PANORAMA

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

IMAGES

A8.10
OF --