



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

Architectural Review Board Meeting
September 15, 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, September 15, 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. 1051F – 5701 N New Braunfels Ave

Request of Don Seidel of Seidel + Associates, inc., applicant, representing Perry Donop Jr., owner, for the final design review of a proposed new commercial use building with associated parking located at 5701 N New Braunfels Ave under Chapter 2 Administration for Architectural Review.

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.

August 12, 2026

City of Alamo Heights BOA
6116 Broadway
Alamo Heights, Tx. 78209

Demolition Application Narrative

Re: 5701 N. New Braunfels, CB 4050, Lots 23 & 24, BK 75

Representing the property owner, we respectfully submit this application for a permit to demolish all existing structures on the above referenced property. The owner has successfully secured Zoning O-1 and several variances for the intended purpose of building a small 1-story office.

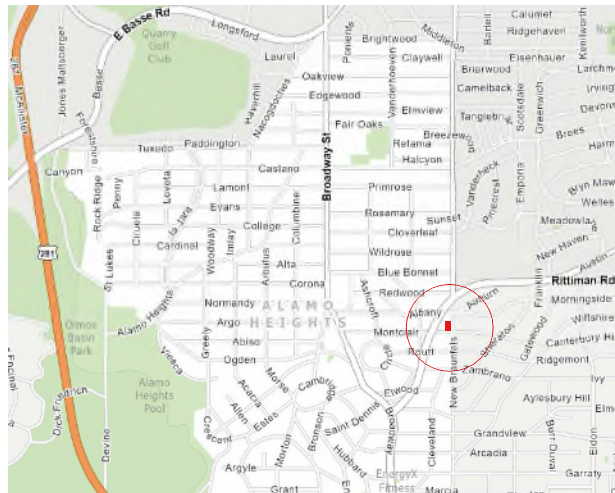
Currently the property has 3 old structures, poorly maintained. There is nothing remarkable about the buildings. Any project to renovate them and the site would far exceed economic practicality. These do not add, but arguably detract from, the beauty of Alamo Heights.

The small size and modest height of the proposed building would be in harmony with the area, given proximity of the business areas of Austin Hwy and adjacency to N. New Braunfels Ave. It is the architect's conviction that the proposed building and site development in the character of Alamo Heights would be the highest, best use of the property.

Sincerely,



Don Seidel, Principal
Seidel + Associates, Inc.



Location Map

No Scale



Subject Property

5701 N. New Braunfels
Alamo Heights, Tx. 78209
Lots 23 & 24, Block 75
0.1855 AC

Owner / Developer

Perry Donop
7744 Broadway #108
San Antonio, Tx. 78209
210.771.7345

Applicant

Don Seidel, Architect
Seidel + Associates, Inc.
427 Greenwich Blvd
San Antonio, Tx. 78209
210.785.9600

Surveyor

Mark Ewald
Westar Alamo Land Surveyors, LLC
P.O. Box 1645
Boerne, Tx. 78006
210.372.9500

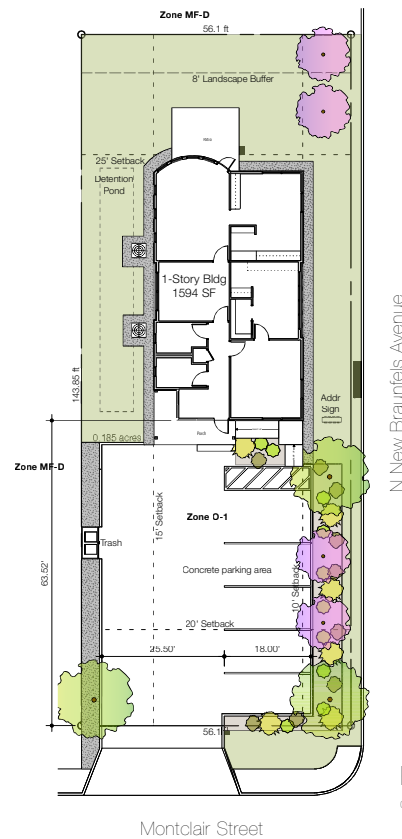
Demolition Permit Application 5701 N NEW BRAUNFELS AVE



Existing Site Plan

Site Calculations

Lot Size (SF)	8080	
	Existing (SF)	Proposed (SF)
House	741	0
Studio	551	0
Shed	190	0
Office Bldg	0	1594
Covered Porch	0	117
Total Lot Coverage	1482	1711
FAR	18.3%	21.2%
Impervious Cover	2724	4483
	33.7%	55.5%



Proposed Site Plan

Demolition Permit Application

5701 N NEW BRAUNFELS AVE



Front Elevation (Montclair - south)



Left Elevation (west)



Right Elevation (N. New Braunfels - east)



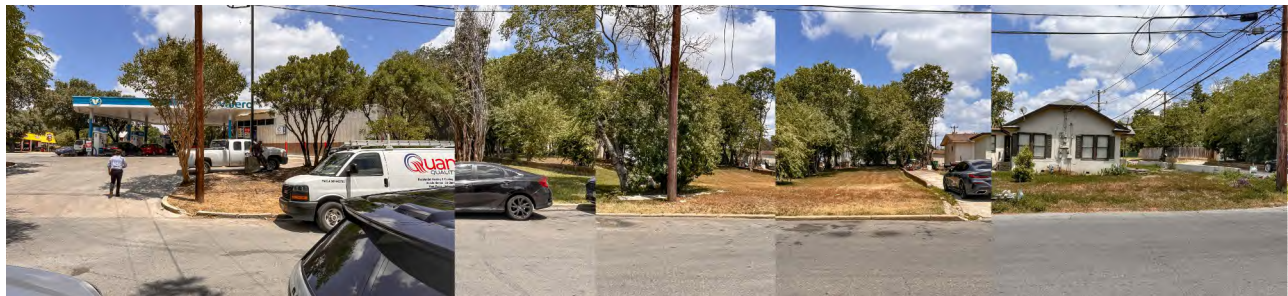
Rear Elevation (north)

Proposed Building Elevations

0 2 4 ft 1/8" = 1'

Demolition Permit Application
5701 N NEW BRAUNFELS AVE

SEIDEL + ASSOCIATES, INC.
ARCHITECTURE • INTERIORS • PLANNING
Preliminary Drawing. Not for regulatory approval, permit or
construction. Don Seidel #120565 Aug 12, 2020
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Existing Streetscape - Montclair Street looking North



Proposed Streetscape - Montclair Street looking North

Demolition Permit Application 5701 N NEW BRAUNFELS AVE

Existing Structures



Demolition Permit Application
5701 N NEW BRAUNFELS AVE