



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

Board of Adjustment Meeting
Wednesday, March 04, 2026 – 5:30 P.M.

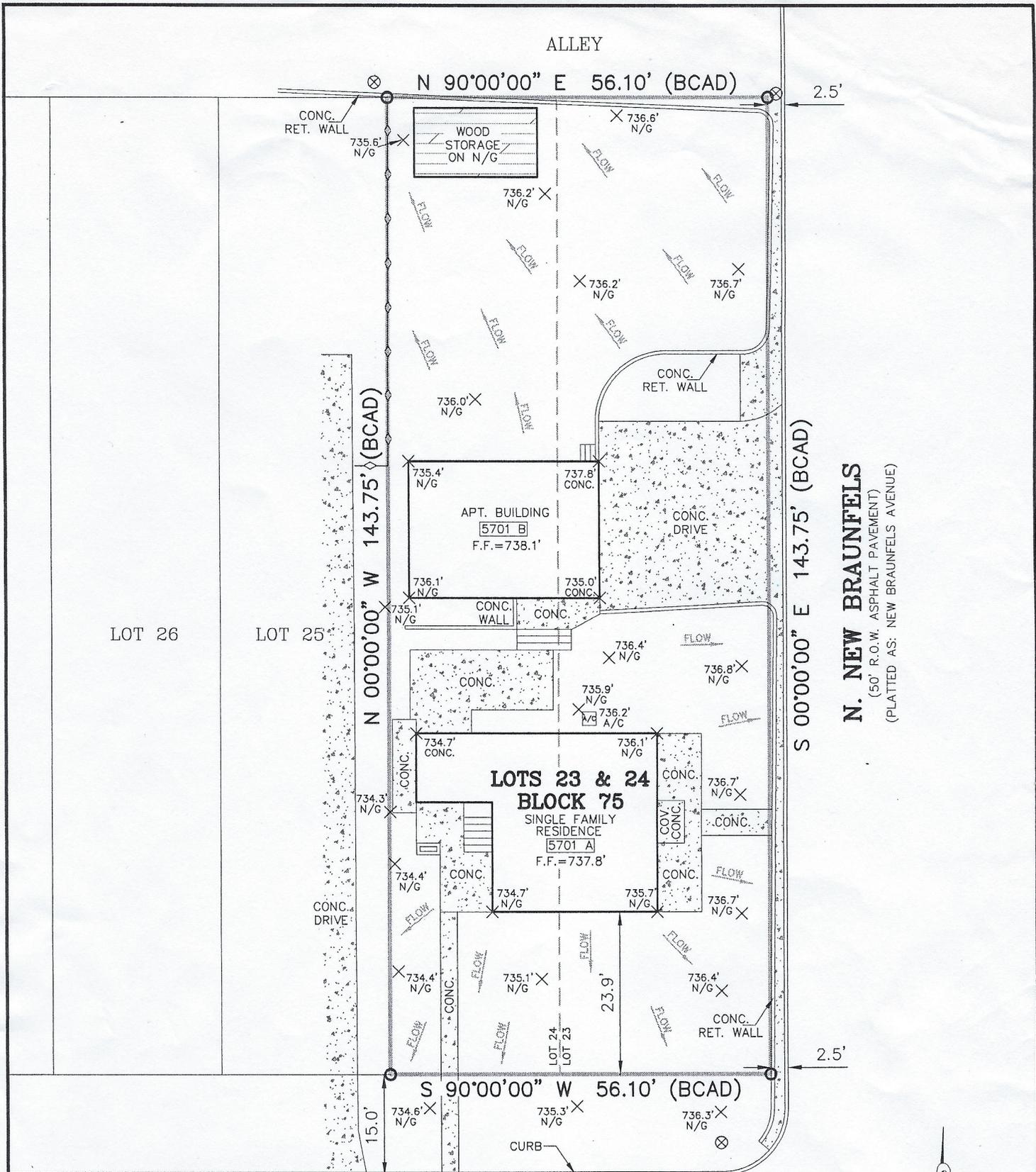
Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, March 04, 2026, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

Case No. 2470 – 5701 N New Braunfels Ave

Application of Patrick Christensen, applicant, representing Schroeder Management Trust, owner, requesting the following self-identified variance(s) to construct an office building on the property located at **CB 4050 BLK 75 LOT 23 & 24**, also known as **5701 N New Braunfels Ave**, zoned MF-D and pending consideration for rezoning to O:

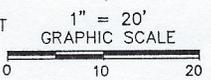
1. A proposed lot width of 56.1ft instead of the minimum 75ft required per Section 3-63(1), and
2. A proposed 10ft side yard setback to the main structure on the east side of the property instead of the minimum 15ft required per Section 3-65(1)(a), and
3. No sidewalk in the right-of-way on the east side of the property as required per Section 3-70(5), and
4. A proposed 5ft wide landscape area along the front property line instead of the 8ft required per Section 3-70(1), and
5. A proposed minimum off-street parking requirement of 5 parking spaces instead of the 6 parking spaces required for a gross building floor area of 1,604 sq ft of Office use per Section 3-84(1)(e), and
6. A proposed 8ft landscape area along the eastern boundary of the surface parking area instead of along all surface parking area boundaries required per Section 3-69(3)(a)
7. A proposed trash receptacle abutting the west side property line instead of being located at least 10ft from an adjacent lot required per Section 3-70(8)(a) 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 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.



N. NEW BRAUNFELS
 (50' R.O.W. ASPHALT PAVEMENT)
 (PLATTED AS: NEW BRAUNFELS AVENUE)

MONTCLAIR AVE.
 (50' R.O.W. ASPHALT PAVEMENT)
 (PLATTED AS: SIMPSON ST.)



FLOOD ZONE
 (NOTE: FOR INFORMATION PURPOSES ONLY)
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE", AREA OF MINIMAL FLOODING, PER F.I.R.M. PANEL NUMBER 48029C0405G, LAST REVISION DATE 09/29/10. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. CONFLICTS IN TITLE OR EASEMENTS ARE NOT CERTIFIED HEREON. FIELD CONDITIONS ARE AS SHOWN.

OWNER: PUERTA VERDE LTD	ADDRESS: 5701 N. NEW BRAUNFELS	LEGEND: // = WOOD FENCE ⊗ = POWER POLE ⊙ = CHAIN LINK FENCE ⊕ = FIRE HYDRANT ✕ = BARBED WIRE FENCE ○ = PROPERTY CORNER ⊖ = WROUGHT IRON FENCE ■ = FND FENCE POST
TITLE COMPANY: ~	G.F. NO.: ~	
LOT: 23 & 24	BLOCK: 75	N.C.B.: ~
SUBDIVISION: ALAMO HEIGHTS ADDITION		
CITY: ALAMO HEIGHTS		COUNTY: BEXAR STATE: TEXAS
PLAT RECORDED IN: VOLUME 105 PAGE 4-10 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: (PER TITLE COMMITMENT)					
VOLUME ~	PAGE ~	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
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ELEVATION CERT. ONLY

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.

2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

**ELEVATION
 CERTIFICATE
 EXHIBIT**

DRAWN BY: G.F. JOB NO: 12-0148-001 FIELD WORK COMP.: AUGUST 31, 2012

Copyright © SouthCentral Surveyors of Texas. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size.

5701 N NEW BRAUNFELS AVE

SEIDEL + ASSOCIATES, INC.

ARCHITECTURE • INTERIORS • PLANNING

Preliminary Drawing. Not for regulatory approval, permit or construction. Don
Seidel #12995 February 10, 2026 © Seidel + Associates, Inc. 2026



January 21, 2026

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

Variance Request Narrative

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

Parties representing the property owner make the following zoning variance requests, which are acceptable to be contingent on the subject property's change from MF-D to Office.

Request 1: 10' side setback in lieu of 15' along N. New Braunfels Ave **3-65(1)a**

Given the narrow width of the lot, required setbacks leave a nearly unusable potential building envelope for any type of new development. A reduction of 5' along the east side will not adversely affect any other property.

Request 2: No sidewalk along N. New Braunfels Ave **3-70(5)**

There is no sidewalk on the north, south or to the east of the site. As the pavement of N. New Braunfels Ave is close to property lines on both sides of the street, it is very unlikely that future sidewalks would ever be built in the immediate area of the subject property.

Request 3: Trash enclosure at the west property line **3-70(8)a**

The narrow width of the side does not allow for rear trash collection, nor collection of trash from sideboard behind the building front. The small office building proposed would use residential style trash receptacles in an enclosure, as commercial dumpsters would far exceed the waste needs.

Request 4: Office zoning on lots less than 75' wide **3-63(1)**

The small office on the lot as proposed would not have any negative effects on adjacent properties or the overall community aesthetic.

Request 5: 8' landscape along parking head side only **3-69(3)a**

Given the narrow width of the lot, it's not possible to have 8' landscape areas on all sides of parking.

Request 6: 5 parking spaces, without penalty **3-84 (1)e, (8)a**

An office building of 1604 gross SF at 1:300 parking = 5.3 spaces.

Request 7: 5' landscape area at the front property line (Montclair Ave) **3-70(1)**

The lot configuration is very restrictive. To reduce the building size makes the project less practical to build. The distance from the property line from the curb at Montclair Street will "net" a landscape area of 14' or more with the proposed layout.

Sincerely,



Don Seidel, Principal
Seidel + Associates, Inc.

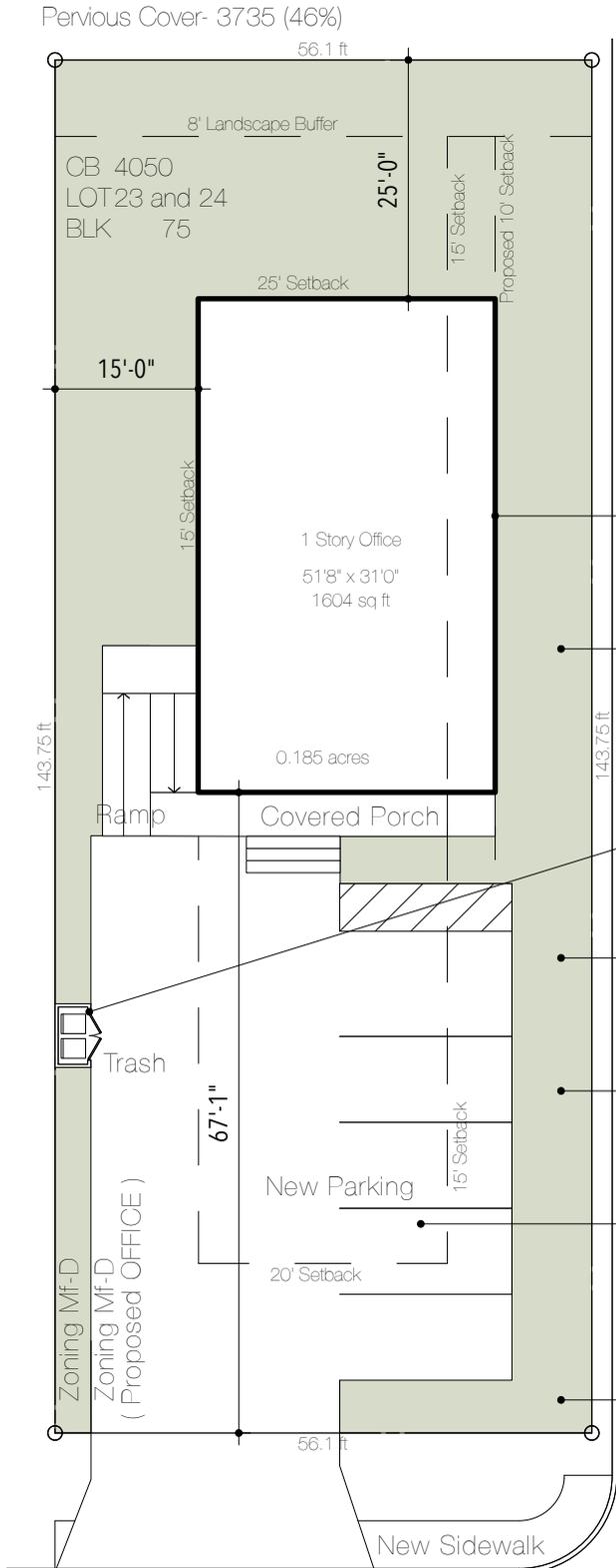
PRELIMINARY SITE LAYOUT
 5701 N NEW
 BRAUNFELS AVE

Lot - 8064 SF
 Building - 1604 SF
 Lot Coverage & FAR- 20%
 Impervious Cover- 43297 (54%)
 Pervious Cover- 3735 (46%)

SEIDEL + ASSOCIATES, INC.

ARCHITECTURE • INTERIORS • PLANNING

Preliminary Drawing. Not for regulatory approval, permit or construction. Don Seidel #12995 February 10, 2026 © Seidel + Associates, Inc. 2026



N. New Braunfels Avenue

Variance Request 1: 10' Side setback
 3-65(1)a

Variance Request 2: No sidewalk
 along N. New Braunfels Ave
 3-70(5)

Variance Request 3: Allow trash
 enclosure at property line 3-70(8)a

Variance Request 4: Office Zoning
 less than 75' wide 3-63(1)

Variance Request 5: 8' Landscape
 at parking head only 3-69(3)a

Variance Request 6: Allow 5
 parking spaces on calculation of
 5.3, without penalty. 3-84 (1)e, (8)a

Variance Request 7: Allow 5'
 Landscape at front property line
 3-70(1)

Montclair Street

FH @ SE
 corner
 Montclair & N
 New Braunfels

Site Plan 
 1" = 20'-0"