



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

**Planning & Zoning Commission Meeting**  
**Monday, April 06, 2026 – 5:30 P.M.**

Take notice that a regular Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Monday, April 06, 2026 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

**Case No. 464** – Public hearing, consideration, and action regarding the request of Patrick Christensen, applicant, representing Schroeder Management Trust, owner, to rezone the property identified as **CB 4050 BLK 75 LOTS 23 & 24** also known as **5701 N New Braunfels Ave** zoned Multi-Family District (MF-D) to Office District (O-1).

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, April 27, 2026 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

March 5, 2026

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

## Zoning Change Request Narrative

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

Parties representing the property owner make the following zoning change request: subject property's change from **MF-D** to **Office**.

Existing MF-D zoning does not allow office use. Currently used as single-family, the size and setbacks of the lot make any future multi-family development economically near-impossible.

The subject site is along N. New Braunfels Ave., more suited to low-density office use vs residential. Pending closure of sale, the new owners wish to build a small 1-story office on the site, commensurate with the neighborhood scale and architectural style(s) of the City of Alamo Heights.

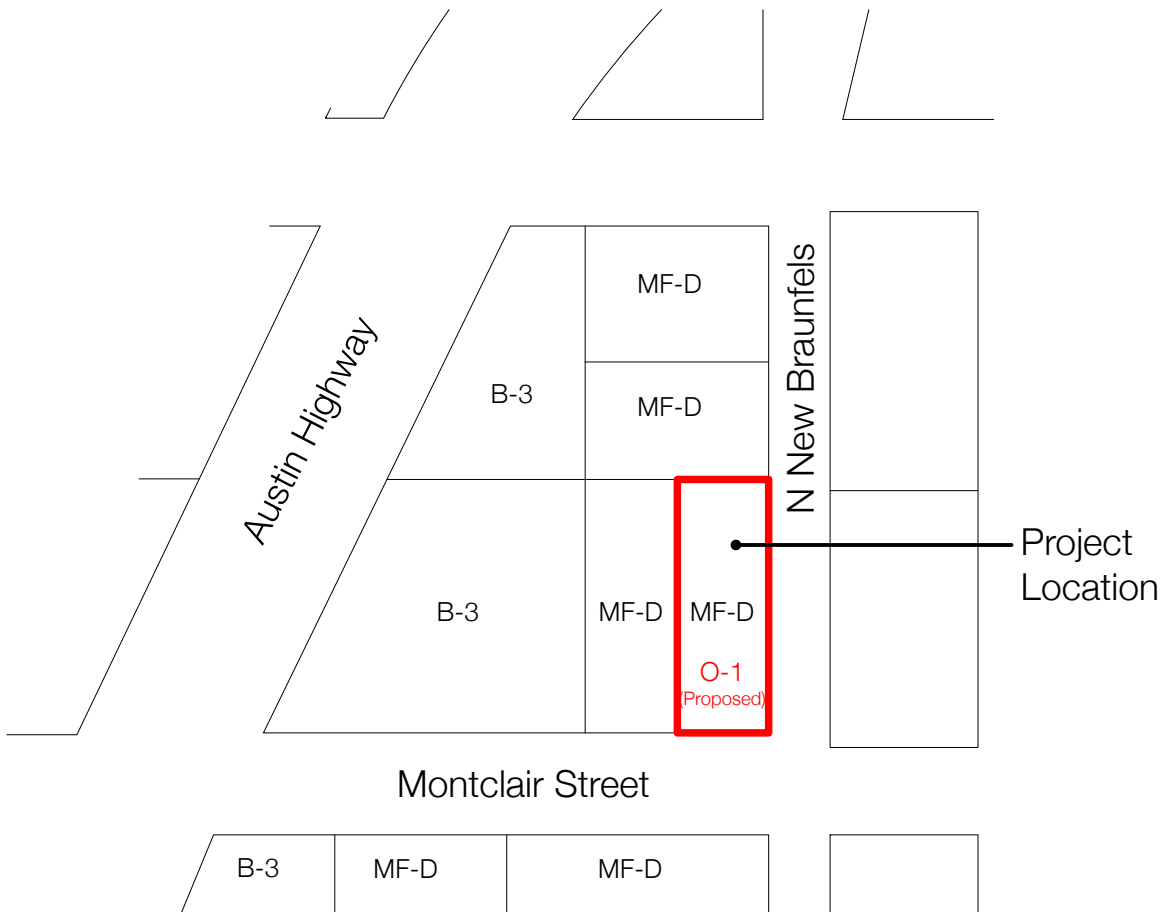
Sincerely,

A handwritten signature in black ink, appearing to read 'Don Seidel', with a stylized flourish at the end.

Don Seidel, Principal  
Seidel + Associates, Inc.

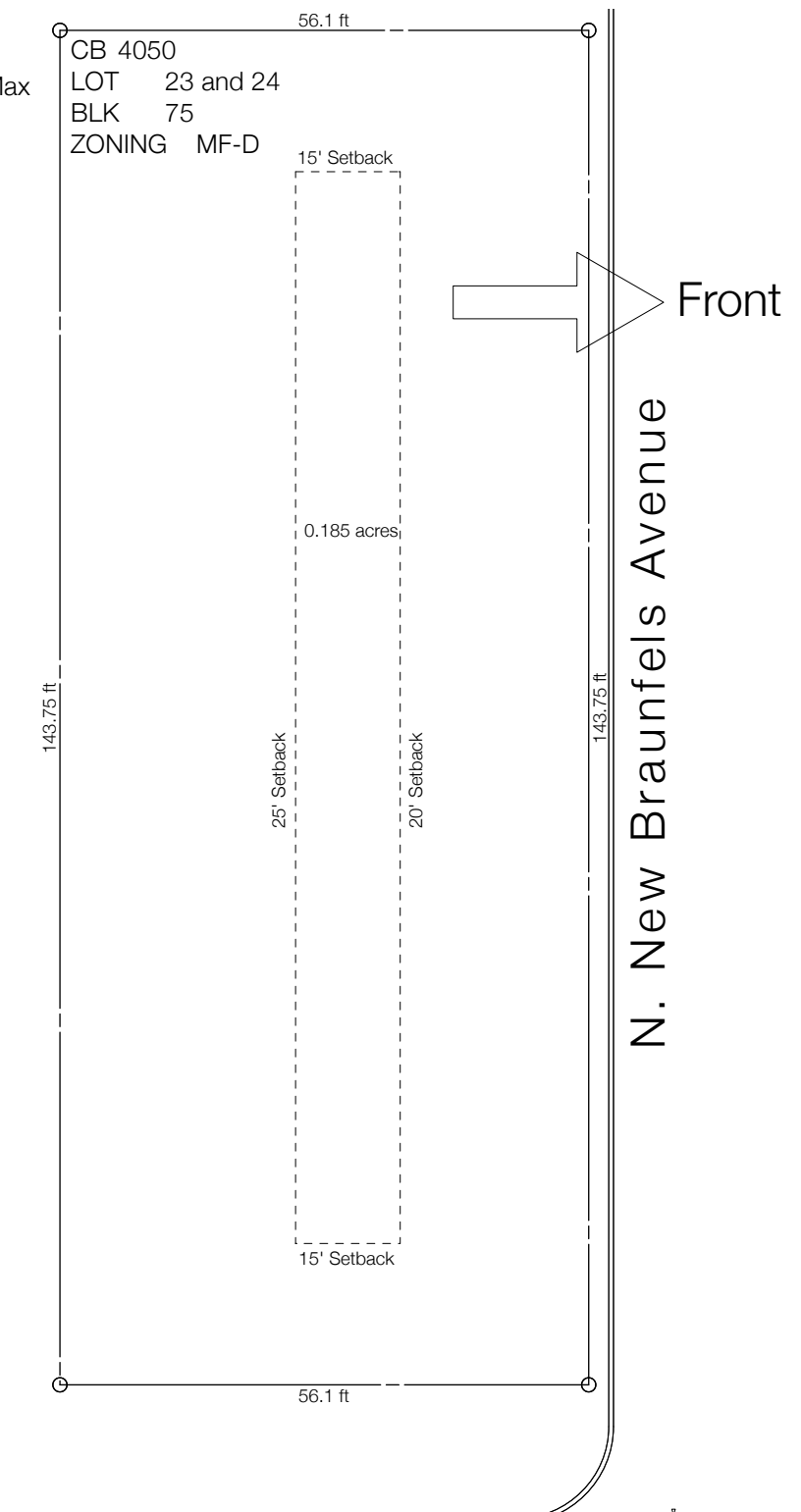
Legend

Current Zoning	MF-D	MULTI FAMILY
	B-3	BUSINESS DISTRICT
Proposed Re-Zoning	O-1	OFFICE DISTRICT



5701 N NEW  
BRAUNFELS AVE

Lot - 75' Min.  
Impervious Cover - 85% Max  
Building Height- 35' Max

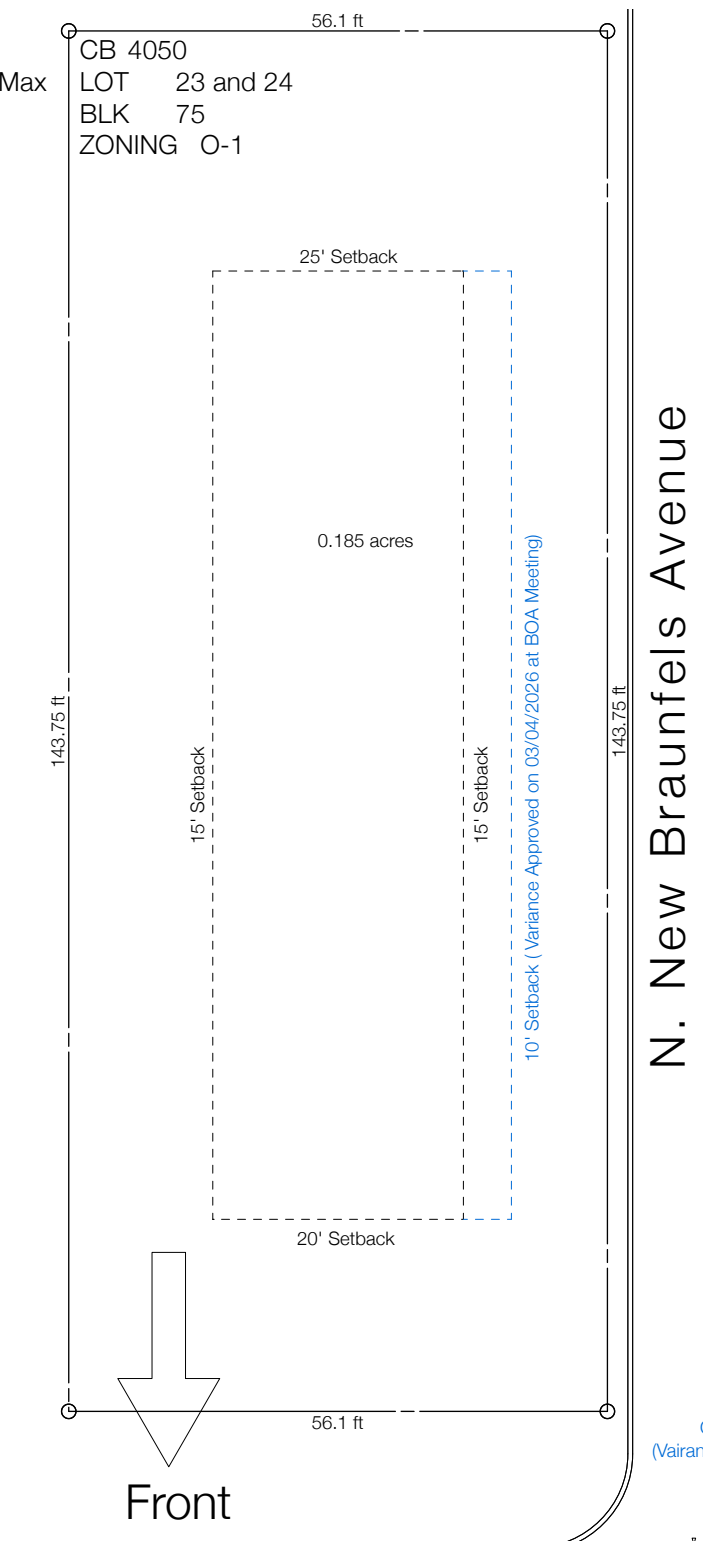


Montclair Street

Existing Site Plan  
1" = 20'-0"

FH @ SE  
corner  
Montclair &  
N New  
Braunfels

Lot - 75' Min.  
Impervious Cover - 85% Max  
Building Height- 45' Max



Montclair Street

Re-Zoned Site Plan  
1" = 20'-0"

FH @ SE  
corner  
Montclair &  
N New  
Braunfels

Office Zoning on Lot Less than 75' Wide  
(Vairance Approved on 03/04/2026 at BOA Meeting)

# 5701 N NEW BRAUNFELS AVE