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September 16, 2016

Re: BOA A-16-162 for 1511 - 1519 S Presa Street

Dear Commissioners:

The King William Association reviewed this case and since it is outside of the boundaries of our bylaws we defer to the Lavaca Neighborhood Association. However, please note we are only "in favor" of 1. attached garages that do not face the street, 2. flat roof, 3. Three-story with max 35' to top of parapet and 4. reduced setback. Based on the many variances requested, this is not a "context sensitive design" and is not "compatible" with the neighborhood nor add to the design characteristics or charm of this district as is the purpose of the NCD-1 standards.

We have concern over infill development in the NCD-1 and the city's review process. According to the Executive Summary on the BOA agenda sheet:

"The initial building permit review did not include review of the [NCD-1] requirements. Without the conservation district standards, the project was approvable as designed. The applicant has pre-sold half of the units based on the design that requires the above-described five variances."

The NCD-1 has been in existence since 2002, the city's review process should include zoning use and development requirements at every point. Both city staff and the developer should complete due diligence by looking at the City's GIS zoning map. If the developer loses the "pre-sold" units due to the inability to receive variances, that is a cost of business he should incur for selling an "unapproved" project. Our neighborhoods and residents should not have to continue to endure incompatible development or uses.

Respectfully submitted,

Mickey Conrad
AAC Chair

Cherise Bell
Executive Director

Reference:

UDC Sec. 35-335 the purpose of the Neighborhood Conservation District is:

- A. To protect and strengthen desirable and unique physical features, design characteristics, and recognized identity and charm;
- B. To promote and provide for economic revitalization;
- C. To protect and enhance the livability of the city;
- D. To reduce conflict and prevent blighting caused by incompatible and insensitive development, and to promote new compatible development;
- E. To stabilize property values;
- F. To provide residents and property owners with a planning tool for future development;
- G. To promote and retain affordable housing;
- H. To encourage and strengthen civic pride; and
- I. To ensure the harmonious, orderly and efficient growth and redevelopment of the city.