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October 31, 2017

Zoning Commission
1901 S Alamo Street
San Antonio, Texas 78204

Re: Zoning Case #Z2017278 – 1119 and 1127 S. St. Mary's – *King William Historic District*
IDZ base zoning with, C2 and MF25 uses to IDZ base zoning with, C2, MF25 and "Party House/Reception Hall/Meeting Facilities" uses.

Dear Commissioners,

The King William Association Board reviewed the proposed request to add "C-2: Party House/ Reception Hall/Meeting Facilities" use to 1119 and 1127 S. St. Mary's Street. The property consists of two parcels. Both zoned IDZ with C2 and MF25 uses. C2 zoning allows outdoor amplification. 1127 S. St. Mary's is known as "The Monty" and fronts S. St. Mary's. The other parcel, 1119 S. St. Mary's, is behind the Monty and is known as the Ivy Hall and Gardens. The intent for the additional zoning use is to allow the indoor and outdoor facilities to be used as a "party house, event center, etc." with outdoor amplification. Several parties and outdoor events with outdoor amplification have occurred on site, which violated the current zoning and disturbed several of the neighboring residents. Although the police were called, it took too long for them to respond.

Neighbors living on Cedar Street attended the KWA AAC meeting On September 18, 2017 and the KWA Board meeting on September 20, 2017 to voice their opposition to the proposed new zoning, citing lack of noise control and concern for parking on the streets of the neighborhood. Per owner Stacy Hill, they have arranged for valet off-site parking with Mission Restaurant Supply. Based on an aerial photograph, Mission Supply, has approximately 65 striped parking spaces. The Monty website advertises accommodations for "30 to 300 guests" for "an intimate reception to a rowdy good-time". The intensity of use as a "party house" is evidenced by the City's zoning requiring "C-3" for this type of use plus this particular outdoor venue guarantees the ambient noise of hundreds of talking guests. As "mixed uses" become more prominent the City must take care regarding zoning changes. Adjacent residences must be the priority as they will have to suffer the consequences of the higher intensities. Currently, the one way the city can maintain quality of life is to restrict outdoor amplified noise.

The KWA Board can support the proposed new zoning use ONLY if outdoor amplification is not allowed and proof of an arrangement for off-site parking for at least 150 cars for the advertised 300 guests is provided for as long as this venue exists.

Best Regards,

Chris Price, KWA President