



122 MADISON
SAN ANTONIO, TX 78210

PHONE: (210) 227-8786

FAX: (210) 227-8030

INFO@OURKWA.ORG

WWW.KINGWILLIAMASSOCIATION.ORG

June 15, 2016

Zoning Commission
1901 S Alamo St
San Antonio, Texas 78204

Re: Case #Z2016165: 1009 S. Alamo Street – *King William Historic District*
Zoning Change from C-3 H HS AHOD to C3 H HS/IDZ & C3 H HS IDZ NR

Dear Zoning Commissioners,

The King William Association Architectural Advisory Committee met to review the request for change in zoning of the above referenced property and support the change requested only with the following conditions:

1. Since it is adjacent to single family residences, hours of operation for the bar should be limited to closing at midnight on Sunday thru Thursday, and 2am on Friday and Saturday.
2. The proposed dead end parking lot and 11' wide x 40' long two way ingress-egress drive are non-compliant with parking standards and will cause traffic circulation problems and potential altercations between patrons. The proposed parking should be accessible only to staff until such time that the applicant can execute a shared parking agreement with the adjacent property owner and provide separate one way drives in and out of the property.

The AAC wants to commend the applicant for his proposed investment in preserving this endeared historic structure and his willingness to restrict amplified outdoor noise on the portion of the property adjacent to residences. We look forward to hearing about his success in arranging a shared parking agreement to better serve his patrons and provide much needed on-site parking to help ease the parking burden on the streets in King William.

Best Regards,

Mickey Conrad, AIA
Chair, Architectural Advisory Committee

Harry Shafer
President, KWA Board