



122 MADISON ST
SAN ANTONIO, TX 78204

PHONE: (210) 227-8786
FAX: (210) 227-8030

INFO@OURKWA.ORG
WWW.KINGWILLIAMASSOCIATION.ORG

March 14, 2016

Re: Z2016035 rezoning 1036 S Alamo Street from C-2 H HS AHOD to C-2 IDZ H HS AHOD

Dear Zoning Commissioners:

The King William Association (KWA) has emails going back to July 2015 asking the City to look into the work at 1036 S. Alamo Street because the owner's intent was to have a restaurant and there was inadequate parking per zoning regulations. At our December 2015 KWA Board meeting we voted to oppose the rezoning and ask for NR (no outdoor amplified noise) to be added as is our usual procedure with any IDZ request. Furthermore, in this case we do not recommend allowing the five head-in parking spots because of the obvious danger to pedestrians using the only sidewalk on this street and the potential for large vehicles to extend over and block the sidewalk forcing pedestrians to walk in the street.

Councilman Trevino came to the KWA General Membership Meetings held February 3, 2016 and March 2, 2016 informing the neighbors in attendance that all permits for 1036 S. Alamo Street were legally issued, thereby allowing the property owner to complete all work for a restaurant before the City's "Hansen system" identified there was inadequate parking. Because it was the City's fault the Councilman was going to vote "in favor" of the rezoning.

Councilman Trevino's staff has been in discussion with KWA regarding the situation and told us that the new Hansen system will fix this issue in the future. We appreciate the Councilman's mitigation offer to install "no parking" signs and to investigate installation of bump-outs at S. Alamo and Cedar Streets for pedestrian safety in this very busy commercial corridor. However, despite these efforts, and based on the emails from our constituents, the KWA Board reconfirms its opposition to IDZ zoning on March 14, 2016.

KWA recommends that the Development Services Department create a new policy which requires applicants to get verification letters from the Zoning Division **before** issuing permits to avoid situations like this in the future.

Respectfully submitted,

Harry Shafer
President, King William Association

Cherise Bell
Executive Director

Copy:

The Honorable Roberto Trevino
Councilman District 1
P.O. Box 839966
San Antonio, TX 78283

Roderick Sanchez
Development Services Director
1901 S. Alamo Street
San Antonio, TX 78204