



122 MADISON ST
SAN ANTONIO, TX 78204

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

INFO@OURKWA.ORG
WWW.KINGWILLIAMASSOCIATION.ORG

April 6, 2016

Re: Z2016082 rezoning 1123 S Presa Street from C-2 NCD-1 to IDZ NCD-1

Dear Council members:

The King William Association supports the rezoning for 1123 S. Presa Street to return this lot back to its original residential use. However, we are very concerned regarding infill developments occurring in the NCD-1 boundaries especially at the cost of existing structures 50 years of age or older which add value to *the desirable and unique physical identity and charm* of Southtown.

Per the 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.

We are disappointed that the Office of Historic Preservation approved demolition of a 1900s Victorian Style house thereby failing to *“protect and strengthen the unique physical features, design characteristics and charm”* of this mixed-used neighborhood conversation district.

If the developer follows the trend of infill development experienced thus far in Southtown, the single, detached house will be replaced by what appears to be row houses. A housing type rarely seen in San Antonio, let alone in Southtown. The 1000 square foot single-family dwelling will be replaced with three, identical, single-family units each over 1,700 square feet. The new houses will drive up property values thereby further reducing affordable housing in this area.

Based on the infill development next door at 1117 S. Presa, the NCD-1 design standards are not being followed and therefore are allowing *“incompatible and insensitive design”*. Only one unit’s *“primary entrance is located along the streetscape façade”* and we are doubtful the *“hip or gable roof meets the minimum 4:12 ratio”*.

The historic development pattern in NCD-1 is a mix of Commercial and Residential buildings. “Sensitive design” needs to be utilized for infill development drawing upon the established development pattern of this area. To provide compatible residential development while achieving higher density, the primary unit could be a duplex while a secondary unit could be designed as a garage apartment or granny flat thereby providing both economic and life stage choices reflecting the current diversity of Southtown’s housing stock.

Finally, despite our historic district designations, both King William and Lavaca continue to lose our smaller housing stock through large additions and infill development. Square footage greatly impacts the economics of an area and reduces the socio and economic diversity of people who can live in our neighborhoods. We enjoy our diversity and want new development which enhances, not detracts from our urban community.

Respectfully submitted,



Harry Shaffer
President, King William Association

Cherise Bell
Executive Director



1123 S. Presa – demolished January 2016



1117 S Presa Unit 1

