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September 16, 2016

Re: BOA A-16-150 for 1226 S Presa Street

Dear Commissioners:

The King William Association has met with the developer and their architect regarding this project and we are "in favor" of the requested variances as they meet the spirit of the NCD-1 code.

The historic development pattern in NCD-1 is a mix of Commercial and Residential buildings. The proposed project is an example of "*sensitive design and compatible development*" drawing upon the established development pattern of this area. The project provides a variety of building types which "enhances the livability" of our area.

However, like the Lavaca Neighborhood Association, we would like to stress that a variance to three-stories, flat roofs and attached garages is not always appropriate for NCD-1 and are dependent upon the site, layout and visibility to the streetscape and caution should be taken as to when variances are granted.

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.