



LAVACA NEIGHBORHOOD ASSOCIATION

Proudly Serving San Antonio's Oldest Residential Neighborhood

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Board Meeting Minutes

Monday, October 5, 2020, 6:30 pm

Via Zoom Conference Call

Officers and Directors	
Cherise Rohr-Allegrini, President Sarah Sorenson, Vice President Kat Doucette, Secretary Vik Gudi, Treasurer Nick Melde, Planning Amy Young, Communications Dir.	Douglas Mendizabal, Membership Director VACANT, Transportation & Public Safety Billy Lambert, Southtown Business Owner Darryl Ohlenbusch, Zoning & Historic Pres. VACANT, Events Coordinator Nataly Jennings, At Large

Board Members Present: Cherise Rohr-Allegrini, Kat Doucette, Darryl Ohlenbusch, Nataly Jennings, Billy Lambert, Amy Young, Nick Melde, Sarah Sorensen and Douglas Mendizabal

Board Members Absent: Vik Gudi

Guests: Andrew Douglas, Melissa Douglas, and Jeremy of Douglas Architects and Lisa Wong

1. Call to Order	Meeting Called to order at 6:38 pm
2. 722 S. St. Mary's - Rosario's	<ul style="list-style-type: none"> - They submitted the package that they shared with us today to HDRC on Sept. 18 - Lisa Wong purchased the El Mirador property with the intention of making that location Rosario's permanent home. - They want to be conscientious of the design to make it an appealing space in the neighborhood. - They want to move the Pig Liquor house (Dixon house) over to behind the KW garden house. - They plan to demolish the main restaurant structure to make a larger restaurant facing S. St. Mary's. They'll move the parking lot from the north side of the property to behind the proposed new restaurant structure that faces only S. Presa. - The KW garden house would be private dining in the new setup. - The new restaurant structure will have a rooftop terrace facing S.

	<p>St. Mary's south to the KW garden house and west to the parking lot. They will have to maintain urban transparency while protecting diners from the strong afternoon sun. They are exploring screen/fin options to protect patrons from the sun.</p> <ul style="list-style-type: none"> - They'll install a graphic art piece on the back wall facing the parking lot. - A floor level outdoor patio will go in front of the KW garden house as well as toward the main restaurant building. - They applied for demolition as well as for concept design. There's 2 levels of demolition: loss of significance and economic hardship. Their case is that the original building that was the restaurant was a house that was converted to commercial and then added on to such that the original house is so far replaced and much of the original is not left. - Currently zoned as IDZ with historic designations. - The new restaurant will be approximately the same guest count as the current Rosario's. - Pig Liquor is still on the lease at the Dixon house so their lease will continue. The building will just be moved. - Nick would like to see more landscape, especially vertical landscape. - Cherise's concern is that there will be pushback from the community about building demolition as well as loss of landscape. <ul style="list-style-type: none"> o Their response is that they're removing the vertical landscape in favor of more street landscape.
3. Minutes	<ul style="list-style-type: none"> - Motion to accept August minutes made by Cherise. Seconded by Kat. Approved by all.
4. Treasurer Report	<ul style="list-style-type: none"> - There have been no deposits/withdrawals since the Aug meeting. So the balance is unchanged at \$13,566.
5. SAHA Victoria Commons	<ul style="list-style-type: none"> - Letter from Artisan Park - Letter from Leigh St. Neighbors - LNA Statement <ul style="list-style-type: none"> o Our concern is the removal of parkland without plans for replacement. That and the basketball courts. The park space is central to our neighborhood. The area of parkland that SAHA is taking over is 25-30% of the current parkland. That will make a significant difference. o A point of action may be to prepare a 1 page document to show the importance of park space. For example, data or general rules of thumb for urban planners re density v. park space. We're not looking for an over-developed park like Hemisfair. We're looking for simple open green space where kids can kick around a ball, etc. o We are strongly concerned that they are taking away the YMCA space and not providing a new space to the YMCA. If

	<p>they propose Affordable housing, they should have affordable day care to accommodate it. Residents' access to work is directly correlated with their access to child care.</p> <ul style="list-style-type: none"> ○ We are strongly concerned that they are planning to demolish the Admin. Building. It's important historically to the neighborhood. It's also 25% of the park. ○ We are concerned about high density which will cause traffic issues where there is already limited ingress/egress. ○ We are concerned about the two apartment complexes to be placed in the retention ponds, not only for density, but also for safety/drainage. ○ Cherise has her meeting with Councilman Trevino on Wednesday. If we'd like to join, we're welcome. Otherwise, we can send her discussion points to bring up with him. ○ Priority: <ul style="list-style-type: none"> ▪ 1. Park space ▪ 2. Traffic up and down Labor and the intersection of Chavez and Labor. ▪ 3. Then we can discuss density and amenities.
6. Homeless Camp	<ul style="list-style-type: none"> - Not much of a homeless camp right now. Cherise hasn't gotten an email in about 10 days. - Someone brought over a trashcan and a shovel to the Southtown Community Garden, and the people residing at the park were helping to clean up.
7. Process, Rules, ballot initiatives vs. recommendations to council/commissions	<ul style="list-style-type: none"> - LNA Board is a 501(c)(3) so we cannot tell people how to vote on ballot elections. - We can have people come and inform on their platforms, but we cannot influence voting.
8. Board Development	<ul style="list-style-type: none"> - We need to bring in more people to the board. It would be great to diversify our board.
9. Adjourn	Meeting was adjourned at 8:09 pm

Kat McColley Doucette, Secretary