



LAVACA NEIGHBORHOOD ASSOCIATION

Proudly Serving San Antonio's Oldest Residential Neighborhood

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Board Meeting Minutes

Monday, November 2, 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, Amy Young, Sarah Sorensen, Nick Melde, Douglas Mendizabal, and Vik Gudi

Board Members Absent: Billy Lambert

Guests: Jim Johnson and Patrick Christensen

1. Call to Order	Meeting Called to order at 6:34 pm
2. Intro potential new board members	<ul style="list-style-type: none"> ○ Jim Johnson is interested in filling the position of Transportation & Public Safety ○ Alma Gonzalez has shown interest in serving as Events Coordinator, but she is not available until after the presidential elections.
3. Playmoor St. Development presentation by Patrick Christensen	<ul style="list-style-type: none"> - Imagine Homes has property on Playmoor under contract. They like to create shotgun style homes. They try to keep their price points just shy of \$400k, depending on finish-outs. - If you go to 78212realtor.com, you can see examples of their other builds. - Properties are all currently zoned as C3 NA. They are asking for IDZ-2 with 20 units. They have to go to re-zoning and board of adjustments. - They want to demolish the building that was the Urban Farm Stand.

	<ul style="list-style-type: none"> - Each new unit that they want to build will be 2 attached units with garages in the back. A large driveway behind the buildings will connect all of the garage spaces. - They're asking for 3 stories instead of 2.5 stories. - They plan to put some units with balconies in the front and opposite units with balconies in the back. - On the existing house that faces St. S. Mary's, they'll fix it up and add a detached garage. - They intend to build the homes as close to the property line as possible. They'll propose to the City to build into Playmoor St. since it's a wide street, so they can add large sidewalks and trees. - LNA's Question: Will there be a minimum size for the driveway to allow larger cars to enter? <ul style="list-style-type: none"> o Driveway has to be at least 25 feet. o Nick recommends 20 foot driveway so that they can get landscaping along back of lots to provide more privacy to Biering residents. o Darryl recommended the 25 feet so that people have an easier time getting into their driveway, which will mean less parking on the street. - LNA likes 8-10 ft sidewalks. - LNA concerns: lack of landscaping planning. - An option Nick recommended was to cut some of the space off the front entry design to allow for a larger front porch because Lavaca is a front porch community. - Nick's concern about power lines coming so close to the houses if they are 3 stories and pushed all the way to the front of the property line. <ul style="list-style-type: none"> o Patrick: They are going to bury the lines and pay to move the poles that serve the buildings across the street. - What are the materials? <ul style="list-style-type: none"> o Patrick: It's open for interpretation. They did hardy plank and brick in Tobin Hill. - Darryl's recommendation - the building design looks wide and flat from the front, if they did one unit in the set with a step back, it may help differentiate the units. Also, making two rooftops per single building, it may help with the massing.
4. October Minutes	<ul style="list-style-type: none"> - Motion to approve last month's minutes made by Sarah Sorenson. Second motion from Nataly Jennings. Unanimously agreed to approve.
5. Treasurer Report	<ul style="list-style-type: none"> - Funds are the same as last month - \$13,566 - Cherise received an anonymous \$100 donation from Facebook.

	<ul style="list-style-type: none"> - We need to reimburse Laurel for some expenses. \$48 for last year and \$48 for this year. - Once those amounts are reconciled, the budget will be updated.
<p>6. Demo/HDRC request for El Mirador</p>	<ul style="list-style-type: none"> - Going to HDRC to be heard sometime after Nov. 18 for proposal for demolition of everything on the property except for the garden house and the house that Pig Liquor rents. - Darryl has had some informal conversations with some KW residents. Some people are serious to save the building. Others are not so emotional about it. The argument to save is for the old limestone house within the main restaurant structure. There are also some concerns about the height and massing of the proposed building. - Nick: what is the long term use of the property? Many restaurateurs have tried in this location and failed. If they can't do anything new and try to fix it, will they further deteriorate the current building? We don't want the building to remain vacant. - Nick: how many parking spaces are gained by re-arranging the parking lot to be oriented to Presa? Are there other options to save the original portion of the little house and building the new restaurant around it? - We should confer with our other neighbors in King William to see where their opinions are so that we can see if we can support one another. - General consensus: we are sad emotionally about the demolition of the old restaurant, but from a historic standpoint, we are unclear as to a strong argument for or against it. We are not thrilled about the current design. - Darryl will reach out to KW.
<p>7. Historic Designation a. All of Lavaca b. 118 Lotus St.</p>	<ul style="list-style-type: none"> - 118 Lotus <ul style="list-style-type: none"> o current owner demolished part of the house, but is now trying to get permits for the demolition it already completed. o It has been placed on the list for HDRC with a request to make it historic to prevent any further demolition. o It's a tough hurdle to pass to get it designated historic against the wishes of the owner. o Part of the argument for historic is that it is an intact block, meaning that there are no vacant lots. o We may be able to work with the conservation district in the future if something like this happens again.
<p>8. Fundraising & Events 2021 a. Fiesta</p>	<ul style="list-style-type: none"> - Medals – put them on hold for now. - Art in the Park – put it on hold for now. It could be a potential fall event, depending on the status of COVID.

<p>medals/ribbons b. Art in the Park 2021</p>	
<p>9. Victoria Courts Alumni Event – December, Labor St. Park (tentative)</p>	<ul style="list-style-type: none"> - Virtual Victoria Courts Alumni Event. All are invited. More information to come.
<p>10. LNA General Meeting, Nov. 17 or alternate date</p>	<ul style="list-style-type: none"> - General meeting scheduled for Nov. 17. We don't have a specific agenda as of yet. A possible option to have someone who is a public housing advocate (not someone from SAHA). - We can talk about the services that the LNA Board provides as well as the upcoming projects in the neighborhood – Victoria Commons, Playmoor, Rosario's/El Mirador
<p>11. SAHA – est. meeting with APHOA and Leigh St. Leadership</p>	<ul style="list-style-type: none"> - We received letter from Leigh Street neighbors signed by 28 of the residents <ul style="list-style-type: none"> o Top 3 concerns – traffic and parking, zoning, community integrity (building height) - Tonight APHOA President Selsa Gonzalez spoke about APHOA's position: <ul style="list-style-type: none"> o SAHA is not holding fast to their 2014 agreement. o APHOA's ask: <ul style="list-style-type: none"> ▪ make the first phase to complete the townhomes. ▪ Zoning to blanket IDZ-3 – they are concerned about unlimited density in the townhome area. ▪ Affordability – they are not against affordability. They want affordability. If they want to put 50% affordability in the north pond area, APHOA would not deny it. APHOA is concerned about condensing all of the affordability into one area right next to the townhomes rather than evenly throughout the project. o Selsa urges LNA to poll all the residents to make this a decision of the residents rather than a decision of the Board. - Just a few days ago there was a yellow zoning sign in front of 400 Labor (Admin Building) to do IDZ-3 O-1 C-2. O-1 and C-2 were not brought up in the meeting with SAHA. Apparently the zoning has been pulled for further consideration. We have more questions for SAHA about their choices.
<p>12. Adjourn</p>	<p>Meeting was adjourned at 8:33 pm</p>

Kat McColley Doucette, Secretary