



# LAVACA NEIGHBORHOOD ASSOCIATION

*Proudly Serving San Antonio's Oldest Residential Neighborhood*

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## Board Meeting Minutes

Monday, December 21, 2020, 5:30 pm

Via Zoom Conference Call

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

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

Board Members Absent: Vik Gudi

Guests: none

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| <b>1. Call to Order</b>                                     | <b>Meeting Called to order at 5:35 pm</b>   |
| <b>2. Intro potential new board members (Alma Gonzalez)</b> | <ul style="list-style-type: none"> <li>- Alma Gonzalez is a retired teacher who has shown interest in serving as Events Coordinator.</li> <li>- She did not make tonight's meeting.</li> </ul>  |
| <b>3. Minutes Approval Vote</b>                             | <ul style="list-style-type: none"> <li>- November LNA Board Minutes</li> <li>- Motion to approve made by Jim Johnson, seconded by Sarah Sorensen.</li> <li>- All approved.</li> </ul>   |
| <b>4. Treasurer Report</b>                                  | <ul style="list-style-type: none"> <li>- We received about \$150 in checks.</li> </ul>  |
| <b>5. Speed Limit Throughout Neighborhood</b>               | <ul style="list-style-type: none"> <li>- Motion by Jim Johnson for LNA Board to establish a committee to implement traffic calming measures throughout the neighborhood. Several neighbors on Carolina St. have offered to help. An option is to get a 25 mph speed limit and explore other opportunities.</li> <li>- Seconded by Kat Doucette.</li> <li>- Request by Billy Lambert to do Closed Streets (see below)</li> </ul> |

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|  | <ul style="list-style-type: none"> <li>○ Activate SA got together at the beginning of the pandemic to convince the City to close roads periodically to make bicycle corridors. The hope was to have longer term effects.</li> <li>○ Jim’s response – let us first get started with this committee and then see what else we can add to it.</li> <li>- Jim’s motion was unanimously approved.</li> </ul>  |
| <p><b>6. SAHA Update</b></p> <ul style="list-style-type: none"> <li><b>a. 100 Labor</b></li> <li><b>b. Admin Building</b></li> <li><b>c. Catellus Plans</b></li> </ul>   | <ul style="list-style-type: none"> <li>- 100 Labor <ul style="list-style-type: none"> <li>○ Work is beginning. Cherise will put out the diagrams in the newsletter.</li> </ul> </li> <li>- Admin Building (400 Labor – corner of Refugio and Labor) <ul style="list-style-type: none"> <li>○ A small group of neighbors started a process in April of documenting the Admin building and its historic significance.</li> <li>○ They were able to make it eligible with the Texas Historical Commission for the National Register Nomination</li> <li>○ They are working with OHP to get a designation</li> <li>○ SAHA will be required to go through a study period to make a case for justification of demolition.</li> <li>○ Catellus has retained a local architect to help make everyone happy with respect to the parkland around the Admin Building. They talked about “land swaps” as an option.</li> </ul> </li> <li>- Catellus <ul style="list-style-type: none"> <li>○ Cherise and Amy met with Greg Weaver and Jessica in November. They didn’t learn anything new or different from previous meetings. Catellus wants to keep working with LNA.</li> </ul> </li> </ul> |
| <p><b>7. Zoning/Planning HDRC</b></p> <ul style="list-style-type: none"> <li><b>a. Carolina St. Devpmt.</b></li> <li><b>b. Playmoor Devpmt.</b></li> <li><b>c. Garfield Alley demo Request</b></li> <li><b>d. 118 Lotus Update</b></li> <li><b>e. El Mirador Update</b></li> </ul> | <ul style="list-style-type: none"> <li>- Carolina St. Development <ul style="list-style-type: none"> <li>○ It went to zoning last week. The case was postponed until January 19, 2021.</li> <li>○ Darryl chatted with the investor’s representative and let him know that LNA won’t provide support until we know what’s going on.</li> <li>○ Investor’s representative will provide drawings.</li> <li>○ Darryl recommended having the investor talk with Patrick Christensen to have a more cohesive plan with respect to new developments.</li> <li>○ Nick recommended we talk with developers and their agents about street planning and sidewalks.</li> <li>○ Nick will volunteer to start a diagram if Darryl can provide measurements.</li> </ul> </li> <li>- Playmoor Development <ul style="list-style-type: none"> <li>○ The development passed at zoning. OHP felt that the</li> </ul> </li> </ul>  |

historic structures were too far gone to keep. We asked them to support historic designation for the area, and OHP said they would work on it.

- Garfield Alley Demo Request
  - o Street between Indianola and Matagorda, right across from where 100 Labor is going to be
  - o The person who bought the house wants to demolish it, and it's a historic property.
- 118 Lotus
  - o The City declared this property historic.
  - o This is a good reason for Lavaca to designate the entire neighborhood as historic, so we don't have to go house by house to fight demolition.
- El Mirador
  - o Their request to demo the property was approved with a few caveats – to maintain the historic pieces.
- Historic District Expansion Generally
  - o Darryl, Nick, and Billy met with Jenny Hay and Jessica from OHP about 2 weeks ago. It seems like a fairly straightforward process. Goal is to launch process in 2021. Initially, we will get the word out. The area that is not currently historic is the area between St. Mary's and S. Presa south of Alamo and also the area between S. Presa and the highway south of Carolina. Darryl hopes we can accomplish it by end of year 2021. Once the process is started, they have to finish it in 6 months. The City can extend the time frame, if necessary. Darryl hopes to have meetings in June/July 2021, and by Sept/Oct have OHP send a ballot to the neighborhood. They send a ballot a second time to households who don't respond the first time.
  - o When they met with OHP staff about the historic district, they asked about using a tool to leverage the approval that developers want from LNA Board. An option is to ask that OHP not approve developments until they voluntarily become historic. The issue is that when developers show drawings to LNA, they are under no commitment to enforce what they show us. An option is to make them go through historic with the drawings that they show us to limit the number of changes they make after they get our support. All the more reason to make the neighborhood historic sooner rather than later.
    - When this was brought to Patrick Christensen about the Playmoor project, he said no. A

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|   | <p>compromise offered by Patrick Christensen was that a development become historic after we approve it.</p> <ul style="list-style-type: none"> <li>▪ Billy’s recommendation is that we ask Patrick to voluntarily make the property historic, even if it’s after the development occurs.</li> <li>▪ Cherise’s concern is that we don’t want developers to think that we are unwilling to work with them. Other neighborhood associations’ opinions are overlooked because they are too rigid. We have pull now because we work with people.</li> <li>▪ Motion by Billy – we formally request that all developers help us become historic by voluntarily designating the developments historic during their project.</li> <li>▪ Cherise recommends we get together to write out a process for developers to follow, and we let OHP know what our process is.</li> </ul> <ul style="list-style-type: none"> <li>- There are several restaurant owners that want to establish rules about sound ordinances and parking permits. For example, if you’re going to serve alcohol, you have to offer valet parking, if you have no parking. Another conversation was to implement rules about having speakers outside. <ul style="list-style-type: none"> <li>○ It may be worthwhile to have the businesses in the neighborhood come together to make a plan.</li> <li>○ Requiring all to have valet can cause problems for different establishments because of different price points.</li> <li>○ Billy recommended they get together as a Southtown business owners association or Southtown chamber of commerce because it may be too complex for the LNA board to get involved with.</li> </ul> </li> </ul> |
| <p><b>8. Fundraising &amp; Events 2021</b><br/> <b>a. Art in the Park 2021 - Fall</b></p> | <ul style="list-style-type: none"> <li>- Art in the Park –It could be a potential fall event, depending on the status of COVID.</li> </ul>  |
| <p><b>9. LNA General Meeting, January</b><br/> <b>a. How to vote for VP</b></p>           | <ul style="list-style-type: none"> <li>- We can put Sarah up for re-election as VP.</li> <li>- We have to figure out how to do the election. <ul style="list-style-type: none"> <li>○ We can do an online poll. We can list it in the Lavaca newsletter – give a deadline for nominations and then otherwise give a deadline for voting.</li> <li>○ Possibly give nomination deadline of January 15, 2021, then give voting deadline of January 30, 2021.</li> <li>○ Doug will research online polling site to send out.</li> </ul> </li> </ul>   |

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|                    | <ul style="list-style-type: none"><li>- Something for us to think about in the Bylaws moving forward: if there exists an HOA within Lavaca, can an HOA member also be on the LNA Executive Board? Or would that be a conflict of interest?</li></ul> |
| <b>10. Adjourn</b> | <b>Meeting was adjourned at 7:05 pm</b>  |

Kat McColley Doucette, Secretary