



LAVACA NEIGHBORHOOD ASSOCIATION

Proudly Serving San Antonio's Oldest Residential Neighborhood

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Board Meeting Minutes

Monday, January 11, 2021, 6:00 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
Jim Johnson, 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, Nick Melde, Douglas Mendizabal, Billy Lambert, Vik Gudi, Sarah Sorensen, and Jim Johnson

Board Members Absent: none

Guests: Brian Voges

****On March 23, 2021 an email request was sent to the members of the LNA board to amend the January 11, 2021 board meeting minutes for accuracy and clarity. The amendments address specifics regarding phone calls with Catellus (#7) and Councilman Roberto Trevino and clarify some wording so as not to be misinterpreted. Additionally, a request was made to add Jessica Reynolds's notes (Catellus) from the previously-mentioned phone call, as an addendum, because they're relevant to that meeting and to discussions with APHOA. Seven of the board members voted via email. All seven voted in favor of amending the January 11, 2021 minutes to reflect the changes referenced above, as complete WITH the addendum from Catellus. No board members voted against the proposed amendments or addendum. The changes are reflected below in #7. The notes from Jessica Reynolds are at the bottom of the page in RED.**

1. Call to Order	Meeting Called to order at 6:03 pm
2. Intro potential new board members (Alma Gonzalez)	<ul style="list-style-type: none"> - Alma Gonzalez introduction. - Introduction to all other board members.

<p>3. Presentation by Brian Voges – 311 Refugio</p>	<ul style="list-style-type: none"> - Plan presented by Brian Voges. Two 2-story duplexes at 311 Refugio with a total of 4 units because it fronts Lavaca St. and Refugio St. - Nataly: have considerations been taken into parking for the residents? <ul style="list-style-type: none"> o Brian: they looked into a parking pad, but what wasn't feasible. o They opted for driveways with about a 40-foot length for each unit, which should easily fit 2 cars. - Darryl: can you add real front porches instead of "fake" front porches? Recommended pulling dead space from the entry/dining area inside the house so that there is more area for a front porch. <ul style="list-style-type: none"> o Brian: Brian thinks a 5-foot porch is adequate. - Billy: We want to be inviting to the neighborhood, and we want the front porch to be a sentiment that's instilled in the neighborhood. Billy also has concern about the large scale of the massing as compared to the other houses on the street, but a porch may be a good way to stagger the entry sequence to break up the massing. Billy has concerns about the composition shingle roof. He's pretty sure that there is a Lavaca requirement for standing seam metal roofs. <ul style="list-style-type: none"> o Brian: If that's the case about the roof, they'll do a standing seam metal roof. For the front porch, they'll explore other options. - Nick: What were concerns from the DRC meeting? <ul style="list-style-type: none"> o Brian: massing, the bump-outs on the side of the building. - Nataly: What is your timeline for this project? <ul style="list-style-type: none"> o Brian: They're trying to get through Historic by February and break ground in March.
<p>4. Minutes Approval Vote</p>	<ul style="list-style-type: none"> - December LNA Board Minutes - Motion to approve made by Nataly Jennings, seconded by Nick Melde. - All approved.
<p>5. Treasurer Report</p>	<ul style="list-style-type: none"> - We received \$100 in November. - \$13,666 in account currently. - Members should be able to renew and pay for membership online. We'll send out a newsletter with a membership drive. Let Cherise know how many medals we have from Fiesta 2020 so we can give them to early registrants as incentive. - Member Planet automatically charged Laurel in 2019 and 2020, so we need to reimburse her.
<p>6. Shelterless Population/Community</p>	<ul style="list-style-type: none"> - A few days before Christmas, the police came and made everyone leave.

<p>Garden</p>	<ul style="list-style-type: none"> - Someone piled up all the stuff, but the trash hasn't been picked up yet.
<p>7. Victoria Commons Update a.</p>	<ul style="list-style-type: none"> - Last week Cherise got an email from Tim Alcott and Roberto Trevino each asking her to meet. - Tim Alcott, Lorraine Robles, and Jessica from Catellus Meeting 1/5/21: <ul style="list-style-type: none"> o They want to stick with IDZ-3 zoning, but they can come up with a site plan for the whole area to present to us. They're going to give us a design plan for the whole area, which is what they want to propose to Zoning, and they want our support. o The big issue has been the level of affordability. They said they'll put that part of the discussion off until they get the zoning taken care of, and then they'll address affordability. They're not budging on the height of the South Pond apartments. In the North Pond apartments, they're not willing to come down in the number of affordable units because of funding issues. o Amended to include notes from 1/5/21 from Catellus, below. - Short phone call between Cherise and Councilman Trevino: <ul style="list-style-type: none"> o Councilman stated he'd talked with SAHA re VC plans o Wanted neighborhood to know he's now involved and will take an active role. - Cherise said there has been discussion of a land swap between SAHA (Admin Building/Basketball Courts, etc.) for COSA land where SAHA could build 100% affordable housing units. <ul style="list-style-type: none"> o If this happens, the Admin Building could potentially be part of a 2022 bond project. - SAHA Will be sending us their site plan so we can review and discuss if we are planning to support or not. Cherise thinks they want to go to the City in February.
<p>8. Voting Plan</p>	<ul style="list-style-type: none"> - An ad was run about nominations for the Vice President position. - If no one runs against Sarah, we need to determine how we will handle that. - We may be able to send a poll to everyone on Member Planet with "Yes," "Abstain," or "Write-in." - Motion from Cherise: Given the situation with the pandemic, as long as you're a 2020 paid member, you can vote in this upcoming election. <ul style="list-style-type: none"> o Seconded by Doug. o Unanimous Agreement. - If anyone wants to be nominated for the Vice President position, they need to present why they want the position.

	Deadline to nominate is Jan. 17, 2021.
9. Public Safety Plan: Speed Limit Throughout Neighborhood	<ul style="list-style-type: none"> - Jim Johnson, Sarah Sorensen, and Melissa Stendahl met to discuss goals: <ul style="list-style-type: none"> o Try to get the speed limit to 25 mph, which is what it is in King William o Two main points of ingress/egress into the neighborhood: Carolina/Florida and Labor St. We may be able to make a case that there is some compromise for safety in the daily lives of those residents. - Sarah: Met with Melissa and another neighbor Erica this morning. They have concerns about the one-way signage on Carolina. If we can strategize how to highlight the issues on those streets, but implement it neighborhood-wide, that may be most productive. - Jim's ask of the Board: Will we each send him an email so he can compile a list of issues we see in our respective portions of the neighborhood. <ul style="list-style-type: none"> o Once we put together a list, we can present areas of concern on a map.
10. Adjourn	Meeting was adjourned at 7:40 pm

Addendum:

Amended 3/23/21 to include notes from Catellus re 1/5/21 meeting with LNA President:

"It was set up to talk about the progress after SAHA begun meeting with apartment developers and what will be possible regarding financing for the AH % for the North and South ponds. It was just a touch base meeting."

- Cherise didn't think there is necessarily more support for senior housing vs. workforce
- Cherise didn't think APHOA would support anything over 50% AH for the north basin
- Misconception that this will be subsidized housing (like Victoria Courts)
- Focus on letting people know who the renters will be – young professionals
- Cherise personally supports more AH mix and deeper %, but LNA will likely not support the 100% North site because of APHOA feeling so strongly
- Trevino asked Cherise for a meeting too
- Catellus could maybe ask LNA board to do letter of support for zoning and leave caveat that the affordability levels need to be discussed (or they say they're agnostic on support/not for AH)??

Kat McColley Doucette, Secretary