



# LAVACA NEIGHBORHOOD ASSOCIATION

*Devotedly Serving San Antonio's Oldest Residential Neighborhood*

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## Board Meeting Minutes

Monday, March 1, 2021, 6:30 pm  
Via Zoom Conference Call

<b>Officers and Directors</b>  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
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Board Members Present: Cherise Rohr-Allegrini, Kat Doucette, Darryl Ohlenbusch, Amy Young, Douglas Mendizabal, Billy Lambert, Sarah Sorensen

Board Members Absent: Nataly Jennings, Vik Gudi, Nick Melde, and Jim Johnson

Guests: Alma Gonzalez

<b>1. Call to Order</b>	<b>Meeting Called to order at 6:34 pm</b>
<b>2. Minutes Approval Vote</b>	<ul style="list-style-type: none"> <li>- Motion to approve February minutes made by Darryl, seconded by Sarah.</li> <li>- Unanimously in favor.</li> </ul>
<b>3. Treasurer Report</b>	<ul style="list-style-type: none"> <li>- Don't forget to pay membership dues!</li> <li>- Cherise made some membership deposits in February.</li> <li>- Member Planet Registrations – so far 4 membership signups in February totaling \$125. Doug suggests using Square instead of Member Planet to collect dues.</li> <li>- We owe Vik a refund. He was charged \$45 instead of \$15.</li> </ul>
<b>4. Victoria Commons Update</b> <b>a. See Zoning Map</b>	<ul style="list-style-type: none"> <li>- The Administration Building Site has been removed from the zoning application. SAHA/Catellus says they are hoping to continue work on this site to determine the best use.</li> <li>- SAHA/Catellus says they have made the change for the</li> </ul>

	<p>ground-floor commercial/retail uses from C2 to NC.</p> <ul style="list-style-type: none"> <li>- Currently, due to site size restrictions, SAHA/Catellus says they cannot use a “step-down” approach on the North Pond Site, but they will continue to review design.</li> <li>- SAHA/Catellus is requesting a letter of support from LNA Board. <ul style="list-style-type: none"> <li>o Question from Amy is about traffic pattern plan.</li> <li>o We are unclear on parking plans.</li> </ul> </li> <li>- To our question of what the low income ratio will be, we still haven’t see anything confirmed in writing from SAHA. From our previous discussions with SAHA, we understand that SAHA is not budging on its low income ratio for the North Pond building because of funding restrictions. The South Pond (we think) is going to be about 80% AMI, where as the North Pond building will be in the 50-80% AMI range – a broader mix.</li> <li>- Billy: have we heard anything from SAHA about the ability to create an entrance and an exit to the parking garage only of the North Pond building? Is it TXDOT land? He can provide examples for us to present to SAHA. He says this model has been achieved at different locations in Houston.</li> <li>- Billy: recommends forcing traffic from the development down McMonigal Pl. to Labor St with roundabout at Labor St. intersection. Then closing off McMillan’s access to Mt. Zion Walk and Leigh St.</li> <li>- If we provide a letter of support to SAHA, we can make it with caveats.</li> <li>- First motion made by Kat, second motion made by Cherise, unanimous vote to use the following or similar language re LNA Board’s Vote for Letter re Development: “We do not oppose IDZ-3, but we cannot offer our support it because of SAHA’s lack of traffic planning, which increases volume without direction.”</li> </ul>
<p><b>5. Labor St. Park Proposal (see attached)</b></p>	<ul style="list-style-type: none"> <li>- Request from Omar Gonzalez to re-visit Labor St. Park plans for upcoming bond proposals: “Caleb (landscape architect with Coral Studios and resident at Leigh Street) and I would like to present the attached Labor Street Park plan to the LNA Board. Parks &amp; Rec already has a list of parks projects that they are going to submit to the City Manager's office so I think the time to strike is now even if we don't have a fully baked plan. If we wait around, we risk losing another five years to another bond cycle. We can add some language that the plan is subject to change but that an investment should be made at Labor Street</li> </ul>

	<p>park to complement the growing neighborhood and to build some additional features that may be modified over time with development.”</p> <ul style="list-style-type: none"> <li>- Board is concerned about proposed BMX bike park in the design as presented. We think the space is too small and inappropriate for the neighborhood. Also, BMX bike park was never discussed in previous neighborhood park planning discussions.</li> <li>- Darryl recommends opening the planning process again to the neighborhood in general to get feedback for these plans. Darryl recommends we put together two lists of amenities (without a site plan) so that we can get the bond money without being pigeon-holed into a specific plan, especially when we do not know what’s going to happen with the Admin Building property.</li> <li>- “We cannot agree to put a specific design forward because there are too many variables at this time, but we are happy to make a list of amenities that the neighborhood wants.”</li> <li>- We should open it back up to the neighborhood for any type of final plan.</li> </ul>
<p><b>6. Fiesta House Float</b></p>	<ul style="list-style-type: none"> <li>- People are decorating their houses in KW and Lavaca like parade floats, and we can advertise that so that neighbors can drive by and see the Fiesta decorations.</li> <li>- KW, Lavaca, Roosevelt Park, and potentially Lonestar, are getting together to decorate houses.</li> <li>- LNA’s only job is to promote people decorating their houses.</li> </ul>
<p><b>7. March General Meeting</b>  <b>a. SAISD Bond Update – Steve Lechelop</b>  <b>b. SAISD Board Candidate Forum</b></p>	<ul style="list-style-type: none"> <li>- Tuesday, March 16 at 6 pm.</li> <li>- Steve Lechelop has asked to speak at the general meeting about the SAISD bond.</li> <li>- Normally, we have D1 City Council candidates speak, but since Tier 1 is having a candidate forum, we can focus on the City Council candidates speaking there.</li> <li>- Instead, we can have the SAISD School Board candidates speak at the March general meeting.</li> <li>- We can announce that LNA is trying to come up with a traffic safety plan for the neighborhood.</li> </ul>
<p><b>8. Tier 1 Candidate Forum</b></p>	<ul style="list-style-type: none"> <li>- That will be a zoom event. Cherise will send out the information in the Lavaca Newsletter.</li> </ul>
<p><b>9. Architecture/Planning/Zoning Projects</b>  <b>a. 114 W. Carolina</b>  <b>b. Azuca</b></p>	<ul style="list-style-type: none"> <li>- 114 W. Carolina is going back to zoning tomorrow. <ul style="list-style-type: none"> <li>o Darryl is trying to locate the best point of contact with the City to encourage the developer to make the best right of ways to the development that are also good for the neighborhood.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- Azuca – they want move into the building where the flower shop is on the other side of where Alamo St. Eats used to be. If they do that, they want to turn an area where there are two parking spaces into a patio, which means they won't have parking.</li> </ul>
<b>10. Other Business</b>	<ul style="list-style-type: none"> <li>- If we notice any standing water anywhere in the neighborhood after the snow storm last week, let Cherise know so that she can contact city officials.</li> <li>- We should send out information that SBA has a seminar tomorrow and Thursday about SBA loans for people who either don't have homeowners insurance or who need low interest loans. Billy will share the seminar info so that Cherise can share it with the neighbors.</li> </ul>
<b>10. Adjourn</b>	<b>Meeting was adjourned at 8:08 pm</b>

Kat McColley Doucette, Secretary

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