



LAVACA NEIGHBORHOOD ASSOCIATION

*Devotedly Serving San Antonio's Oldest Residential
Neighborhood*

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Board Meeting Minutes

Monday, May 3, 2021, 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 Jim Johnson, Transportation & Public Safety Billy Lambert, Southtown Business Owner Darryl Ohlenbusch, Zoning & Historic Pres. Alma Gonzalez, Events Coordinator Nataly Jennings, At Large

Board Members Present: Cherise Rohr-Allegrini, Kat Doucette, Darryl Ohlenbusch, Douglas Mendizabal, Sarah Sorensen, Nataly Jennings, Vik Gudi, Alma Gonzalez and Jim Johnson

Board Members Absent: Amy Young, Nick Melde, and Billy Lambert

Guests: Ashley Farrimond, David Niven, Herndon, Carolina/Florida St. Neighbors

1. Call to Order	Meeting Called to order at 6:31 pm
2. Treasurer Report	<ul style="list-style-type: none"> - The balance is \$13,748. - Vik paid the PO box fee of \$188 last week but it hasn't hit the bank yet. We'll probably see it this week. No other transactions.
3. Property between Florida/Carolina at I-37 <ul style="list-style-type: none"> - 418 Florida St. 	<ul style="list-style-type: none"> - Presenting: <ul style="list-style-type: none"> o Ashley Farrimond, attorney of Killen, Griffin, and Farrimond for Verdad Properties o David Niven, project manager for Verdad Properties o Herndon from Verdad Properties - Presented proposed site plan for convenient store with gas pumps. Two driveways: one off Florida, one off Carolina

- Proposed convenient store is just over 4,000 sq. ft. with wood siding, stone veneer, and pitched roof.
- Gas canopy is 17 feet tall
- Dumpsters proposed to back into I-37 and not into neighborhood
- Neighborhood Comments:
 - o Jim Johnson – “residents who live on Florida/Carolina are not happy about a 24 hour convenient store, which will add to traffic. Neighbors would like to see something more appropriate to the neighborhood other than a convenient store.”
 - o Darryl – Will the front of the store face Carolina, and the back will face Florida?
 - Ashley - The initial rendering has that, yes, but we could possibly do two fronts, one to Florida and one to Carolina.
 - Darryl – Could it be reworked to have the building face the highway with truck traffic in front of the building rather than in back of it? The building could act as a buffer to pedestrian and vehicular traffic. Please note, that although I’m asking these questions, I think a gas station and convenient store is inappropriate for the neighborhood.
 - o Melissa Stendahl – Our concern is the nature of the build, regardless of the direction the building faces, we already have loitering issues because of the underpass, and we are not interested in attracting more of that because of safety issues. There are break-ins and porch pirates already. Florida and Carolina are unregulated as to traffic. There are already wrong way turns onto Florida from the highway (around 12 times a day). Parked cars have been hit. Carolina is a first responder route, so clogging up or having wrong way driver traffic is concerning for first responder vehicles.
 - o Hilda – Florida St. resident – Wrong way drivers are a constant issue, especially in the morning. Illegal dumping is a big issue already, so if they’re going to bring in lots more traffic and big dumpsters, it’s going to add to the problem. The location of the dumpsters on the site plan will add to wrong way traffic because the dump truck will

have to back into the space to get to the dumpster.

- Eloy Rosales – Carolina St. resident – neighbors are totally against construction of a convenient store with gasoline pumps on the site. Just because it's zoned for gas pumps does not make it appropriate for the neighborhood. This is a historic neighborhood. What are the planned dumpster hours of operation? When it was a gas station for fleet vehicles, there was disturbance all hours of the day and night.
 - A franchise like this would be damaging to the neighborhood. I'd like to see the developer come up with something different than a gas station and convenient store. I'm sure the developers can come up with something more pleasing and still make money.
- Cherise – this is a 120-year-old neighborhood with residences that come right up to the highway. The off ramp comes right up to the neighborhood. There is a gas station across the highway that serves the neighborhood. The SA Tomorrow Plan that the neighbors and the City worked on planned this area as residential. The old houses have single pane windows that, because of the historic designation of the neighborhood, are hard to replace, which will also make it difficult for homeowners to diffuse the noise, smell, etc.
- Melissa – has anyone been at Verdad actually visited the site? Have you seen how close the adjacent houses are and how oil and runoff will directly affect the immediate neighbors?
 - Herndon answer – Yes, we have been to the site. We are following the direction of the client, which is 7-11. When I went to the site, it was trashed. It needs to be cleaned up. We will not create additional traffic, we'll capture traffic.
- Sarah Sorensen – This will not serve the neighborhood. We have other places we go for gas. This is bringing us highway traffic, not anything else.
- Nataly – This will not make anything safe. We would appreciate you reconsidering and working with the neighborhood to do something that is

appropriate for the neighborhood.

- Erica Force – I have a 1-year old and a dog that I walk through the neighborhood. Bringing a 7-11 into the neighborhood with the traffic, if you haven't done a traffic study, with the projected sales that you're trying to make will not help with the traffic issues.
- Jeff Coyle – is the sale closed?
 - No.
- Darryl – do you anticipate having to get any variances from BOA?
 - Ashley - Not yet. We are still in early stages.
- Cherise – the design is completely foreign to design concepts in the neighborhood. Lavaca is part of the historic district. What you have proposed does not fit in the urban core within this neighborhood. It looks more like what would fit in the suburbs. Even if neighbors were for the 7-11, which we're not, the design is completely off-base with what suits the neighborhood.
- David Bemporad – new resident – I am a cyclist who bikes to Denver Heights. I cannot ride my bike across the bridge where Cesar Chavez becomes Iowa St. because it is not safe. The only way for me to get to the east side vi bike is via Carolina/Florida. By adding more traffic, with the significance that a 7-11 will bring, I can't safely bike to the east side, and there are no other avenues. Also, I find it inappropriate that you are bringing this during an election where there is now a runoff and D1 candidates cannot be present to support the neighborhood. It does not show good faith on the part of the buyers or their counsel.
- Cherise – Children, high school students, walk from the near east side to go to Brackenridge, and it will no longer be safe for them.
- Ashley – Thank you for your input. We came to you to seek this feedback. We are in the early stages, so we will meet with one another to re-group.
- Eloy Rosales – interested in holding strategy meeting. He's willing to pay for a professional traffic analysis as a preliminary step.
- Jim Johnson – from what we know right now, the City is responsible for conducting traffic studies. We don't know

	<p>what date or time that will happen. We need to join together to put this agenda to bed. Let him know who is interested in joining, and he can set up a meeting.</p> <ul style="list-style-type: none"> - Melissa – suggests in-person meeting. How do we hold buyer accountable for traffic safety? <ul style="list-style-type: none"> o Can we paint a picture of the risk to the neighborhood of people not wanting to live in those homes at the end of the street? o Cherise – we do need our council representative to stand up for us. Our current councilman is focused on homelessness and preventing it. We do not want this location to allow people to congregate. We can contact our D1 councilman and his competitor to get them to make a stance on it. <ul style="list-style-type: none"> ▪ Mario@mariobravo.org ▪ Roberto Trevino –(210) 207-7279 ▪ GrayStreet – (210) 736-5400 - Kat – can we propose to Grey Street some reasonable options? <ul style="list-style-type: none"> o Cherise – Grey Street told us to find another buyer. o Darryl – he approached Steve Endo about buying about a year ago, but he did not show interest.
<p>4. Victoria Commons Update</p>	<ul style="list-style-type: none"> - Catellus has a case for zoning and are requesting a letter of support from LNA. - Message from Jessica Reynolds at Catellus: <ul style="list-style-type: none"> o “We are finalizing the updated FAQs and they will be posted on the SAHA.org/VictoriaCommons website by next week. After additional preliminary meetings, we’ve made some changes to the rezoning application for Victoria Commons. Please see a brief overview below and the updated zoning map attached. <p style="text-align: center;">Proposed Zoning Changes Overview</p> <p>The density, heights and planned uses all remain consistent with what was presented in the March 30, 2021 community meeting. In response to community feedback and staff meetings:</p> <p>The <i>Townhomes Site</i> will now be classified as IDZ-2. The <i>Child Care Site</i> will not be included in this rezoning application and will remain IDZ with all</p>

	<p>current allowable uses.</p> <p>The <i>North and South Basin Sites</i> and <i>Administration Building Site</i> will be classified as IDZ-3 with no ground-floor commercial but uses such as daycare, community/civic, educational or amenities are allowed.</p> <p>While we still do not know the <i>Administration Building Site's</i> ultimate use, by including it in this rezone process, it allows greater flexibility for future discussions.</p> <p>Catellus and SAHA currently plan to submit this rezone application in May. While final dates will be determined, commission and staff review will take place over the next couple of months and the application will likely reach City Council in August.”</p> <ul style="list-style-type: none"> - If the City can find some other property in the urban core that the City can swap with SAHA, the City can have the Admin building. - Darryl is putting together a proposal for D1 Councilman - We received an email from Artisan Park HOA requesting us not to provide letter of support because their concern is that renters bring more crime. - Alma – not as concerned about renting/crime. She is more concerned about traffic. - Suggestion – LNA will not offer support. We are not against proposed zoning, but because we want a better traffic plan, we’re withholding support.
<p>5. Demolition Site Requests</p> <ul style="list-style-type: none"> - 310 Carolina - Garfield Alley 	<ul style="list-style-type: none"> - 310 Carolina – they’re waiting for an engineer status report . Plan is to demolish and replicate the existing front house. - Garfield – building lacks historic significance, so Darryl thinks OHP’s decision will hinge more on what developer wants to replace it with. Developer intends to do a 3 story building there.
<p>6. May General Meeting</p>	<ul style="list-style-type: none"> - (3rd Tuesday of Month) Tuesday, May 18. - We can talk about Victoria Commons - Perhaps we can mention the Florida/Carolina development, but should have a separate meeting for that.

	- We could have D1 Candidate Forum to have Trevino and Bravo speak before runoff.
7. Adjourn	Meeting adjourned at 8:08 pm

Kat McColley Doucette, Secretary