



# LAVACA NEIGHBORHOOD ASSOCIATION

*Devotedly Serving San Antonio's Oldest Residential Neighborhood*

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## Board Meeting Minutes

Monday, June 7, 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. Alma Gonzalez, Events Coordinator Nataly Jennings, At Large

Board Members Present: Cherise Rohr-Allegrini, Kat Doucette, Darryl Ohlenbusch, Douglas Mendizabal, Vik Gudi, Amy Young, Nick Melde, and Jim Johnson

Board Members Absent: Billy Lambert, Sarah Sorensen, Nataly Jennings, Alma Gonzalez

Guests: David Bemporad (Activate SA), Jessica Reynolds (Catellus)

<b>1. Call to Order</b>	<b>Meeting Called to order at 6:39 pm</b>
<b>2. Labor St. Park/Bond</b>	<ul style="list-style-type: none"> <li>- David Bemporad of Activate SA presented about the next bond cycle as it relates to the SAHA Building and Labor St. Park.</li> <li>- His role is to find a way to get bond money for whatever plan is decided for the building and the park</li> <li>- 2022 is the next Bond Cycle</li> <li>- David asked for someone in Lavaca who would be willing to handle this type of structural work to get them in touch with Mario Bravo's team. <ul style="list-style-type: none"> <li>o Nick Melde has volunteered to head the committee.</li> </ul> </li> <li>- For the next bond, there is interest in having traffic signals at Cesar Chavez/Labor St. intersection plus 2-way bicycle track along the north side of Cesar Chavez in the</li> </ul>

	next bond cycle.
<p><b>3. Victoria Commons Update Met with Jessica Reynolds from Catellus</b></p>	<ul style="list-style-type: none"> <li>- Catellus did a traffic study last summer. They asked traffic engineers about updating the study, but the engineers did not recommend updating it because when they did it originally, it was created with COVID and lower traffic in mind and made to accommodate larger traffic. The recommendation was that if they update it now, it would actually show lower traffic than what is actually predicted.</li> <li>- Traffic counts at lights/stop signs are predicted to have 0-2 car line-up.</li> <li>- They are talking about different options to reduce speeds on Labor St. – stop signs, speed bumps, street narrowing, etc.</li> <li>- As the developer, they can only make so many requests for the next bond, so whatever they can't request in the bond, they'll ask for the neighborhood to request. <ul style="list-style-type: none"> <li>o LNA Board recommends a 4-stop sign at Labor St. and Leigh St. intersection</li> </ul> </li> <li>- It's up to the State, not the City, to determine what happens with the roads.</li> <li>- What's happening with the Childcare Center? <ul style="list-style-type: none"> <li>o Likely about 23 single family detached homes.</li> <li>o Both apartment complexes have ground floor spaces that allow childcare center, community center, or community use spaces.</li> </ul> </li> <li>- Admin Building – <ul style="list-style-type: none"> <li>o Catellus pulled it out of the zoning because they didn't have a use for it yet, but they were met with pushback because people were concerned the building would remain derelict indefinitely.</li> <li>o Catellus put it back in the zoning, but they don't have a use for it yet. They're working with the City to see if there's potential for a land swap.</li> </ul> </li> <li>- Catellus is requesting from LNA a letter of support. <ul style="list-style-type: none"> <li>o They will go before Zoning and Planning the second or third week in July, and it will go before City Council in August 9th.</li> </ul> </li> <li>- LNA will draft a letter, which will circulate among board members for voting. The plan is that LNA will support the proposed zoning with the following caveats: <ul style="list-style-type: none"> <li>o During the course of development, assess an updated traffic study with the neighborhood association included to participate.</li> <li>o LNA recommends a 4-way stop sign at Labor St.</li> </ul> </li> </ul>

	<p>and Leigh St. intersection.</p> <ul style="list-style-type: none"> <li>○ Preserve the SAHA Administration building</li> <li>○ We acknowledge that Catellus lowered density in the South Pond, but the residents of Leigh St. are still concerned about the density in the South Pond, particularly the height along street frontage at Mt. Zion. LNA recommends the maximum height at 2 stories for the first 30 feet from the frontage along Mt. Zion.</li> </ul>
<b>4. 7-11/Traffic Improvement Plan</b>	<ul style="list-style-type: none"> <li>- LNA met with Roberto Trevino and Curtis Fish—the property has not closed yet. Curtis Fish believes that HDRC will not support the design of the project (they can't oppose the project itself).</li> <li>- LNA wrote letters to Verdad opposing gas station. We have heard nothing.</li> <li>- Gray St. says they'll support re-zoning if Verdad pulls out of contract.</li> <li>- What does LNA need to do? <ul style="list-style-type: none"> <li>○ Draft letters to everyone possible</li> <li>○ Contact our new councilman and help guide him to the neighborhood's needs.</li> </ul> </li> </ul>
<b>5. July Meeting</b>	<ul style="list-style-type: none"> <li>- No July meeting</li> <li>- Next board meeting is August</li> <li>- Next general meeting is September</li> </ul>
<b>6. Adjourn</b>	<b>Meeting adjourned at 9:03 pm</b>

Kat McColley Doucette, Secretary