

## Notes from Meeting with Mitsuko Ramos for

### Proposed Improvements & Zoning Case - 1012-1032, & 1035 S. Presa St. and 1248 S. St. Mary's St. (Taco Haven Strip Center & Lots Across the Street)

3 pm – 4 pm Tuesday, April 21, 2020 via Zoom conference

#### In attendance:

Mitsuko Ramos – Government Relations Group of TX, advocate for BE Presa Realty, Ltd.

Cherise Rohr-Allegrini – LNA

Darryl Ohlenbusch – LNA

Kat McColley Doucette – LNA

Nick Melde - LNA

Vik Gudi - LNA

Amy Young - LNA

BE Presa Realty, Ltd. has requested rezoning to add the IDZ overlay to all properties and also change the base zoning to C3 (currently C2, C3 NA and C3) at 1248 S. St. Mary's St. and 1029/1035 S. Presa St.

The proposed plans are:

#### For Taco Haven Building:

1. General cleanup, new brick façade with new paint.
2. Replace the roof.
3. Remove the storage area in the back of the building to replace it with an outdoor patio area.
4. Add bike racks.

#### For the Patio restaurant, adjacent parking lot, and car wash behind Patio restaurant:

1. Enclose the parking lot immediately in front of the Patio restaurant to make it a larger patio (remove parking spaces)
2. Keep the current parking lot that's just north of the Patio. Resurface it. Clean it up. Add landscaping where possible (All large trees will remain in place).
3. Tear down the car wash that faces S. St. Mary's St. to turn it into parking area for Patio restaurant and all units in the Taco Haven building.
4. Include more bike racks.
5. Add landscaping (like potted trees) around parking lot area to show visual barrier and also provide shade.

The City has suggested that the amount of work they plan to do would require them to stay in line with the parking requirements assigned to C-2 and C-3. Currently

there is not enough parking to stay in line with C-2 and C-3 requirements, which is why they are creating more parking. Even if they create more parking, it will not be enough to meet the C-2 and C-3 requirements, which is why they are asking for a IDZ overlay. Mitsuko believes the City's view on this is excessive, since the improvements they plan to make are minimal. She has submitted questions to this extent to the City attorney, and she is waiting for a response.

The LNA Board's comments/concerns:

1. The proposed façade is too neutral, and not in keeping with the vibrant colors of Lavaca. Suggestion to look at the corner of S. St. Mary's and Alamo for ideas.
  - a. Her response: She will take this to her client for consideration. She'll request her client to hold off on changing the façade until they get support from us.
2. Recommendation made to plant trees in the ground rather than making potted trees because of the lack of rainfall here. Suggestion to look at the parking lot of the Mission Restaurant Supply for ideas.
  - a. Her response: She will take this to her client for consideration.
3. Why not request a variance for the parking requirements instead of IDZ overlay? Our concerns are for what will happen with future owners if IDZ is allowed.
  - a. Her response: Staff says because there's no minimum parking requirements for IDZ overlay, then they don't have to go to planning commission every time they want to get a variance.
4. What are examples of why they would need to go back to get variances in the future?
  - a. Her response: (she skirted this question) She started talking about the high cost of making improvements to the sidewalk, which would be required if they re-zoned, which was not in her client's budget.
5. We will have a board meeting, and we will get feedback from the neighbors. We requested she put the proposed drawings in the windows on the building so that we can direct neighbors to review them and give feedback. We need at least a week to get feedback.
  - a. Her response: She will request to have her client hold off from submitting the zoning application this Friday (April 24). Their concern is the backlog of applications and that they won't make it to the June hearing. Even if they do submit by Friday, she says it will simply be as a placeholder.