

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)

5 pm – 6 pm Tuesday, April 28, 2020 via Zoom conference

In attendance:

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

Cherise Rohr-Allegrini – LNA Board

Darryl Ohlenbusch – LNA Board

Bill Lambert – LNA Board

Kat McColley Doucette – LNA

Karen Mahaffy – Neighbor

Margie Caldera – Neighbor

Kirsten Gardner - Neighbor

Anne Wallace – Neighbor

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.

Mitsuko did not submit the zoning application last Friday.

The proposed plans are:

For Taco Haven Building:

1. General cleanup, new façade with new paint. Proposal to replace green tile with new Mexican decorative tile (rather than original proposal of brick). Mitsuko's recommendation is to seek proposals from local artists to do tile work on the building. – whether placed patterns here and there, or do a whole mosaic picture where the mural is currently. The mural was created when the restaurant was remodeled 18 years ago, so it may not be historic, but it has been there awhile.
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.
5. *Note - The Taco Haven building is NOT historic – the “H” on the map was an error made by the City, and they will update the map. “H” is actually just behind Taco Haven.

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 – she told her client our concerns about potted plants, and they agreed it was better not to do potted plants. She also took pictures, per our recommendation, of the Mission Restaurant Supply parking lots and presented them to her client. Her client likes those ideas.
6. We expressed our concern of having too many ingress/egress points directly into St. Mary's. Mitsuko agreed to limit the number off driveways off St. Mary's Street and focus ingress/egress to Claudia.
 - a. One of the neighbors expressed concern about a traffic solution needed for Claudia because of dog-leg at Claudia, Vance, and S. Presa – Right now, parking is allowed on both sides of Claudia making it difficult to pass. If ingress/egress is focused there, it could cause problems. Mitsuko will talk to City about options - maybe no parking on N. side of Claudia?
7. Owner wants to make all 3 lots of the Patio Restaurant C-3 for continuity purposes. The reason for C-2 v. C-3 was that C-3 will allow bar use. Mitsuko offered if there's a C-3 use we aren't comfortable with, we can request they limit the use.

Our concerns:

1. We don't want IDZ overlay on the Patio lots and carwash lot, but okay with IDZ overlay on Taco Haven building.
2. Margie requested a privacy fence behind Taco Haven.
3. Karen requested parking issue right by Taco Haven driveway be resolved – there's a tiny little space directly west of the Taco Haven driveway in the front of the restaurant that allows parking, when the rest of the area does not. It is a hazard, and the request is to make that 10 ft strip no parking as well.
4. The neighbors would like to see hard copies of design options.
5. Sidewalks – Anne's recommendation to do stamp stories in the sidewalks to match Florida St.

If the City Attorney comes back and says that the parking difference is not required, they can drop the IDZ overlay in the application altogether.

LNA Board agreed to support IDZ overlay for Taco Haven lot and C-3 zoning for Patio and Carwash lot so long as there is no IDZ overlay on Patio and Carwash lot, but rather a parking variance.