



**LAVACA NEIGHBORHOOD ASSOCIATION**  
*Proudly Serving San Antonio's Oldest Residential Neighborhood*  
 P.O. BOX 831274 | SAN ANTONIO, TEXAS, 78283  
 PRESIDENT@LAVACA.NET | WWW.LAVACA.NET

**Board Meeting**

Tue April 23 at 6:45 p.m.

Zoom

**Officers and Directors**

Cherise Rohr-Allegrini, President	Douglas Mendizabál, Membership Director
Sarah Sorensen, Vice President	Jim Johnson, Parking and Public Safety
Kat Doucette, Secretary	Billy Lambert, Southtown Business Owner
Vik Gudi, Treasurer	Darryl Ohlenbusch, Zoning and Historic Preservation
Nick Melde, Planning	Alma Gonzalez, Fundraising Coordinator
Amy Young, Communications Dir	Nataly Jennings, At-large

**Board Members Present:**

Cherise Rohr-Allegrini, Nataly Jennings, Darryl Ohlenbusch, Vik Gudi, Amy Young, Alma Gonzalez, Billy Lambert, Nick Melde

**Board Members Absent:**

Sarah Sorensen, Kat Doucette, Jim Johnson

<b>1. Meeting Called to Order</b>	The meeting was called to order at 6:47 p.m.
<b>2. Secretary's Report</b>	March minutes were already approved.
<b>3. Treasurer's Report</b>	Received a deposit from Square. The balance is closer to \$13,748. Upcoming charges include IRS taxes and insurance.
<b>4. Membership Report</b>	No updates.
<b>5. Florida &amp; Carolina Street Development</b>	<p>Emilie Weissler (Director of Land Use and Development for Killen, Griffen &amp; Farrimond, PLLC) met with the LNA board to discuss the proposed gas station at Carolina/Florida.</p> <ul style="list-style-type: none"> <li>• Firm was brought in by developer of the gas station</li> <li>• Site is currently zoned appropriately for gas station use</li> <li>• It is in historic district, will go through HDRC for design process</li> <li>• Want it to be minimally impactful, downward lighting, landscaping</li> <li>• Signage will be something to pay special attention to</li> <li>• Verdad is the client: <a href="https://www.verdad.com/projects">https://www.verdad.com/projects</a></li> </ul> <p>Jeff Coyle, Resident, raised concerns including historically it was a type of gas station that didn't have a commercial entity to it. Initial concern is a gas station convenience store brings traffic issues, convenience stores having people hanging around. Not local traffic, it will be I-37 traffic. This is a gateway to the neighborhood and the idea of the first thing people seeing is a convenience store in the corner is concerning and harmful. He expressed displeasure with the current plan, would like it to be something different</p>

	<p>Darryl as an individual commentor: would like to consider something other than a 24/7 operation. There were issues with it before. Would prefer residential development instead of gas station.</p> <p>Nataly as an individual commentor raised concerns of people idling in the area, and using the areas as an outdoor pit stop. She has heard reports of this occurring with the small convenience store having a group of non-residents loitering and disrupting the neighbors at odd hours.</p> <p>Nick encouraged them and the development team to look at the city's development masterplan. SA tomorrow plan shows the site as residential</p> <p>Cherise shared that this location is unusual as it is next to residences. The neighborhood should not be a pit stop on the way to the beach. Would prefer moderate density housing that fits with the neighborhood</p> <p>Emilie is not sure what the decision will be moving forward, this will be a lot to digest. She will take it back to her client.</p>
<p><b>6. Victoria Commons Zoning</b></p>	<p>Haven't sent anything new, Cherise is meeting with SAHA 4/24. SAHA has requested that we support them on the zoning they have requested</p> <p>The LNA Board will not vote on the zoning project until the final proposal is received and reviewed.</p>

**The Meeting was adjourned at 7:45 p.m.  
Minutes prepared by Nataly Jennings, At-large**