



# 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

---

## General Meeting

Tuesday, May 19, 2015, at 7:00 pm

Freetail Brewing Company, 2000 S. Presa, 78210

Approximately 75 people were in attendance

### Officers and Directors

Jeff McPherson, President

Selsa Gonzalez, Vice President

Elizabeth Ball, At-Large

Adele Strelchun, Treasurer

Paula Haley, At-Large

Alex Perez, At-Large

Miles Donnelly, Non-resident Owner

Adriana Becerra, Secretary (not present)

## Minutes

### 1) Call to Order & Introductions

### 2) Secretary's Report (minutes from March General Meeting) -- approved

### 3) Treasurer's Report -- Approved

### 4) Ongoing Business

- Ramiro Moldanado gave an update on the Victoria Commons project
  - i.** Still waiting to hear from HUD to approve the master plan. SAHA has visited San Antonio twice. Once the master plan is approved, the Leigh Street Lots will be put up for sale. The lot behind the current townhomes will have 98 market-rate homes for sale and the Leigh street will have market rate single family homes for sale. There will be a multifamily development on Labor/Chavez that will have 38% affordability component.
- Update on parking from Rose Kanusky, head of the King William Association parking committee
  - i.** Rose introduced the parking committee, whose primary goal is to collect information/complaints and communicate these to the city. The city has traffic and parking engineers who will come up with a solution for our neighborhood.
  - ii.** Joe Zetsche of Lavaca Street is going to approach all residents of Lavaca street to propose a resident parking permit program for Lavaca Street, similar to the pilot program on Arsenal street. 60% of the cars parked on the street when the city "audits" the street must be non-residents in order to qualify for this program, which restricts parking to only residents during business hours Monday-Friday.
- Update on Kevin Coveys project
  - i.** This project was approved by Zoning and by City Council for a maximum of 70 multifamily units. Kevin Covey has given the following information:

1. How many town houses will face Vance? One story bungalow-ish or alternative? **5 units will face Vance Street. They will be two stories in**

height... and the as far the design of them, they will be contemporary, except for the one that will have the house at 903 labor – it has to be renovated to the hrc standards.

2. How far will they be set back from the curb - consistent with houses on street?

They will be set back to be in line with the rest of the houses on the street.

3. Will homes have driveways to Vance or Labor/Presa? So the way the driveway will work from the rear of the houses. There will be no driveways on Vance street. We will be using the existing curb cut on florida for vehicular access. The driveway on vance will be closed permanently.

4. Will rental property face Presa? How many stories? How many units?

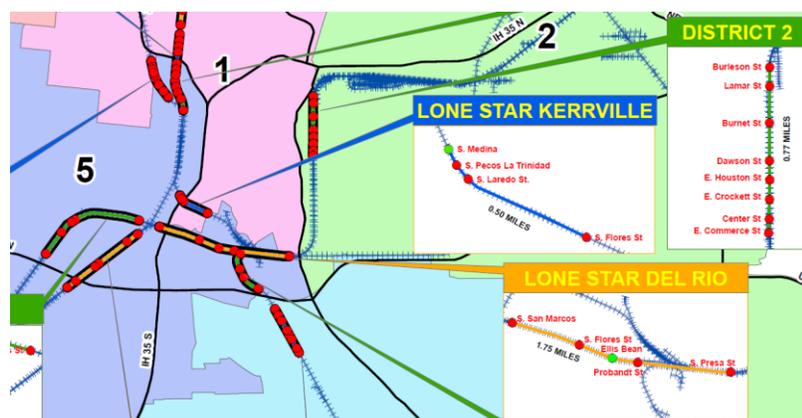
Yes. The rental property will face Presa, be 3 stories, with 35' overall height and have 32-33 units.

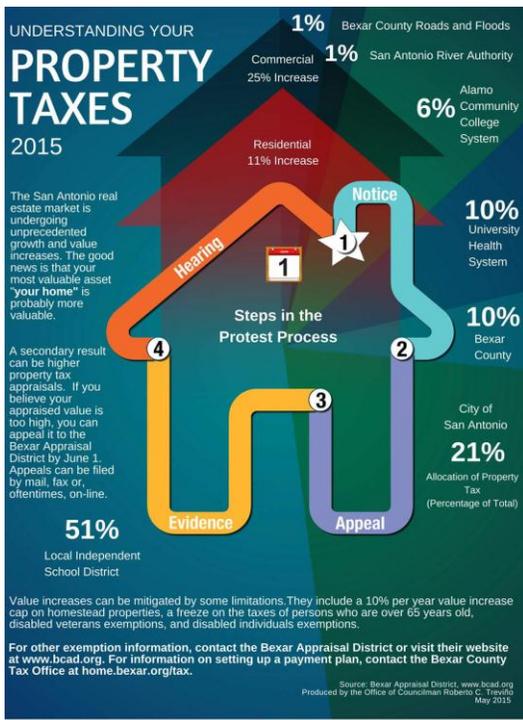
5. How many accompanying parking spaces? For the rental section, we will be building approximately 2 spaces per unit. They will be underground and served by a driveway off presa.

6. Any green space/dog space allocation and if so, where? The plan for greenspace is to do it on the roof of the rental structure. With the height it would have a view of downtown and I think a roof top garden and dog park would be an appropriate offset to the greenspace taken up by driveways and building. I think it will be a cool addition to the project.

## 5) New Business

- Representative from Jose Menendez's office: if you have any questions for our state rep, please contact: Phone: 210-673-3579  
Email: [District124.Menendez@house.state.tx.us](mailto:District124.Menendez@house.state.tx.us)
- A big Thank You to Freetail for coming into, and supporting the neighborhood. The Bartender is working for free tonight, so please tip to show our appreciation!
- Lavaca is looking in to a similar program to KWA where we would have a membership card with local business discounts
- There is interest to do a Garage sale on the same day as the King William Association
- Quiet Zone: Fred Chapa of District 1 announced that the Lone Star Del Rio Train Quiet Zone will go into effect on May 20<sup>th</sup> 2015. The District 2 quiet zone from commerce to Burleson is already in effect. The Lone Star-Kerrville quiet zone is still in early phases of planning (from Medina, S.Pecos de La Trinidad, S. Laredo, to S. Flores). There is no plan to do a quiet zone on the east side of 281 before the train hits Commerce Street. This train still is quite loud and affects the Lavaca Neighborhood.





6) **Adjournment at 8:06pm**