



# MAHNCKE PARK

Neighborhood  
Association

Established 1979

P.O. BOX 6544

**DECEMBER 2021**

## THIS MONTH'S MEETING

This month's meeting will include election of members to the Mahncke Park Neighborhood Association board of directors. Meeting will be Monday, December 27, beginning at 7 pm, Lion's Field Adult Center, located at 2809 Broadway.

## **MONDAY, DECEMBER 27, 7 PM**

### PROPERTY RE-ZONING AND LAND USE CHANGES

The Alamo Photolabs property at 3814 Broadway (next to IHOP at 3820 Broadway) is currently zoned C-2 – while the parking lot behind the building extending to Catalpa Avenue is zoned R-4. New owners intend to develop the property for retail or a coffee shop or restaurant on the first floor and residential on the second floor. Because the C-2 zoning does not permit retail, the owners have applied for a zoning change to IDZ-2 (Medium Intensity Infill Development Zone) with uses limited to C-2 and MF-40. This use is consistent with the Mahncke Park Neighborhood Plan. The Zoning Commission hearing to consider this zoning change is scheduled for December 7, 2021.

The single unit house at 807 Eleanor Avenue sits on two lots and has been vacant for over a year. Efforts to demolish the house have started and stopped during that time. The owner intends to build two single unit houses on the property. It is not yet known whether the City will require the owner to obtain a zoning change to complete his intended project.

### MAHNCKE PARK COMMUNITY GARDEN

Mahncke Park Community Garden will soon be replacing several fruit trees lost in last February's freeze. If you would like to make a tax-deductible contribution toward this effort, go to <https://www.paypal.com/biz/fund?id=5RZCEZUY>  
EREGS

### FRIENDSGIVING A WONDERFUL SUCCESS

Thank you to our Mahncke Park friends and family who helped make Friendsgiving a success. About 35 neighbors, young and old, new faces and familiar ones, sat together and enjoyed traditional (and non-traditional) Thanksgiving dishes and desserts on Saturday, Nov. 13 in Mahncke Park. The chickpea curry was a huge hit! We are grateful for the strong sense of community and for the beautiful autumn weather that made for a memorable event. Many thanks to Naz Caporale of Claremont Avenue for creating the concept and working hard to make it so successful.

What a great neighborhood!

### WILDFLOWER SEED PLANTING IN MAHNCKE PARK

On Sunday, December 5 at 12 noon, Mahncke Park residents are invited to plant wildflower seeds in the park. Meet on Milton Street between Parland Place and Funston Place, and bring a rake, shovel, or hoe to soften the soil prior to sowing seeds. This will be the 30<sup>th</sup> year area neighbors have planted wildflower seeds. Begun originally as a memorial to Dana Waldman, who lived on Funston Place and died too young, and continued as a memorial to loved ones and neighbors we have lost, the Mahncke Park Neighborhood Association and the SA Parks Department continue to work together on this effort to re-establish native wildflowers in Mahncke Park. The Parks Dept. discontinues regular mowing in designated areas of the park during the growing season in order to allow wildflowers to grow, flower, then set and disperse seeds.

Our thanks to Chris Estrada of the Parks Dept. for generously supplying 3 pounds of native wildflower seeds for this year's planting.

### YOUR TAX \$\$\$ AT WORK 3,614,430,281

Observant neighbors noticed street resurfacing work last month on Old Austin Road from Pinckney to Eleanor. In addition, street sweeping machines cleaned Tuleta, Pershing, Old Austin Road, Eleanor, Tendick, and Brackenridge prior to the San Antonio Marathon & Half Marathon on Sunday, Nov. 5.

### FOOD TRAILER OR NOT A FOOD TRAILER?

Observant neighbors have noticed two large trailers in the parking lot at the NW corner of Eleanor and N. New Braunfels. They are labeled "Neighborhood Kitchens" and look like food trailers; however, a recent visit during the noon hour found all side panels closed. Odd. Speaking with one of the workers who appeared from inside, we learned the trailers are a "ghost kitchen." For those unfamiliar with the concept, it means they cook for restaurants - particularly for food delivery services. There are no retail sales on site. In this case, they cook for Door Dates, Grub Hub, Uber Eats, and others. The worker explained there are 17 ghost kitchens aka Neighborhood Kitchens in San Antonio. She confirmed the trailers are parked on this site because it was a convenient location. (Look at the bright side: they did not park in front of your residence).

A visit to the website identified on the side of the trailers, nbrhd.com, revealed a site in Miami offering items not normally sold in San Antonio. "Loaded Croque Madame" anyone? So, don't rush to the parking lot at Eleanor & N. New Braunfels expecting to buy a meal. Instead, pick up your phone, knowing that the food may come from near or far.

PUZZLE EXCHANGE TO CLOSE

Many of you made use of the jigsaw puzzle exchange at 326 Pershing during the pandemic, but interest has waned. Therefore, the resident owner plans to discontinue the exchange on December 15. So if you would like a jigsaw puzzle, please take one or more before then. The resident owner hopes you have enjoyed the fun.

DISTRICT 2 CITY COUNCIL REPRESENTATIVE

Jalen McKee-Rodriguez is the City Council representative serving District 2, which includes our neighborhood.

District 2 City Council contact information:  
Downtown Office, 210-207-7278  
Claude Black Community Center Office, 210-207-0950  
Rittiman Road Office, 210-207-0970

S.A. POLICE DEPARTMENT

Officer Juan Hernandez is our neighborhood’s patrol officer. His duty hours are M-F, 7am-3pm. Contact him regarding concerns of illegal activity or to request a “patrol by” of your property when you are out of town.

[Juan.hernandez3@sanantonio.gov](mailto:Juan.hernandez3@sanantonio.gov)  
210-218-6939, cell  
210-207-7413, Central Substation, SAFFE Office

SAN ANTONIO CODE COMPLIANCE OFFICER

Anna M. Rodriguez is the Code Compliance Officer assigned to our part of town. Contact her at 210-416-5891 or [anna.rodriquez@sanantonio.gov](mailto:anna.rodriquez@sanantonio.gov)

THIS MONTH’S SPONSOR

The printing of this newsletter is supported by the Circle School, 217 Pershing Ave. [thecircleschool.org](http://thecircleschool.org)  
We appreciate the Circle School’s support of the MPNA. The Circle School has been a good neighbor and friend of the MPNA for many, many years.

# The Circle School Info Session & Tour



The Circle School a nonprofit preschool, elementary and middle school. Prospective families are welcome to join us for an info session, campus tour and opportunities to talk with teachers, alumni, and current co-op members.

217 Pershing Ave  
[thecircleschool.org](http://thecircleschool.org)  
210.822.0461



NEWS FROM LION’S FIELD CTR, 2809 BROADWAY

Lion’s Field Community Center is operated by the San Antonio Parks Dept. Hours are Monday-Thursday 8am to 9pm, Friday 8am to 5pm. Lion’s Field offers a variety of activities - crafts, jewelry, painting, music classes, 42 dominoes, bridge and more. Their Fitness Room is now available to work out on your own.

Here are some special events in December.  
December 8, PEARL FLASHLIGHT WALK, 7pm.  
Walk from Lions Field to the Pearl to see the Christmas Lights. Accompanied by staff.  
December 11, ART ON BROADWAY, 10am - 4pm.  
Holiday shopping for unique gifts of art.  
December 17, CHRISTMAS PARTY, 12:30pm.  
Enjoy refreshments, music and games. Bring a gift valued at no more than \$10 for the gift exchange.

Call 210-207-5380 for additional info re: above items.

MPNA BOARD OF DIRECTORS

President, Taylor Watson, Eleanor Avenue  
Vice President, Crissy Reid, Claremont Street  
Treasurer, Chris Aufdenberg, Thorman Place  
Mike Bandor, Thorman Place  
Colleen Ferruzzi, Thorman Place  
Valerie Jeannin, Eleanor Avenue  
Email [info@mahnckepark.org](mailto:info@mahnckepark.org)

NEWSLETTER EDITORS

Carlynn Ricks  
Bruce Martin

ANNUAL MEMBERSHIP DUES DUE

Support the MPNA by paying your incredibly reasonably priced membership dues of \$10 per household. What a great neighborhood!

2022 MAHNCKE PARK NEIGHBORHOOD ASSOCIATION MEMBERSHIP REGISTRATION	
Membership is open to homeowners, renters, property owners, businesses or anyone having an interest in our area. Dues are \$10 per household & \$5 for retired neighbors per year. Non-resident dues are \$20 to help cover postage costs.	
Name	
Address	
City, State,	
Zip Code	
Email address	
Phone	
Type membership	Regular___, Retired___, Nonresident___
Mail completed form & payment to: <b>MPNA, PO BOX 6752, SAN ANTONIO, TX 78209</b>	

[https://www.paypal.com/donate?hosted\\_button\\_id=K4BVVWMTVJW9N](https://www.paypal.com/donate?hosted_button_id=K4BVVWMTVJW9N)



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