

Cochran Heights Neighborhood Association

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CHNA Quarterly Meeting Minutes March 20, 2013 URBAN FLATS

The March quarterly meeting of CHNA took place at Urban Flats, 2707 N. Fitzhugh Ave., at 6:30 p.m.

After members and guests socialized, the President, Kent Cobb, called the meeting to order and asked the Treasurer to confirm that a quorum was present; Mary Cronin declared that it was.

Kent made the announcement about the District 14 Candidates Forum that will take place at Emeritus at Vickery Towers, 5619 Belmont Ave., on April 11, 2013, at 7:00 p.m. There will also be a voter registrar at the Forum for the convenience of anyone who has not yet registered to vote. Election Day for City Council members and Propositions is May 11 (early voting starts Monday, April 29).

Kent also announced that our Newsletter Editor, Donna Fioretti, has had to resign because of challenges on her new job, and that if you are interested in taking her place as Newsletter Editor, please speak to anyone on the Board.

Kent introduced two distinguished guests, Paul Ridley, Member of the City Planning Commission and Melissa Kingston, Secretary and Board Member of Dallas Homeowners' League.

Kent then recused himself for the Bennett/Fitzhugh/Manet Triangle presentation and discussion, and handed the meeting over to Vice-President Sheila Chhutani.

Sheila asked for the Committee Report from the Triangle Committee. The Committee members are: Charles Ostermann, Shei Unger, Meg Moschetto, and Kent Cobb. Charles presented the Committee's report and gave an overview of the proposed development of the Bennett/Fitzhugh/Manet Triangle. He pointed out that the developer, Bridgeview, is requesting several variances in the development plan: (1) a parking requirement forgiveness of 30 spaces and inclusion of on-street parking in the requirement; (2) a relaxation of the Residential Proximity Slope requirement on the Bennett side facing the Cochran Heights Neighborhood (from 26-33 feet to 60 feet, the full height of the planned building); and (3) an additional variance to be dealt with later – a request for the City to abandon Homer Street inside the development and permission to build a residential bridge across Mission.

Sheila then called in the individuals giving the developer's (Bridgeview Real Estate) presentation of the proposed development. Steve May gave a talk about the Triangle development plan and opened the floor for questions. After the time period for questions expired, Sheila then dismissed the developer's group and asked for the Triangle Committee's Majority

recommendations. Charles Ostermann presented the Majority's recommendations in the form of two proposed Motions that could be voiced and voted on at this meeting. Sheila then asked for the Minority Report, which Kent Cobb presented.

??[_____ moved that we accept the Majority recommendations??]

Charles Ostermann then moved that all discussion on the Majority and Minority Reports be suspended and we proceed to a vote on the Majority recommendations.

Kent Cobb then moved that the Association postpone the vote on the Majority's recommendations until the June meeting, after the membership has had a chance to review a not-yet-materialized concrete plan from Bridgeview to be presented to the City.

Sheila called for a show of votes on Charles' motion, to suspend discussion. The vote was 48 in favor of suspending discussion, 18 opposed. Sheila stated that the motion passed.

Sheila then called for a show of votes on Kent's motion to postpone the membership's vote on the Majority's recommendations. The vote was 28 in favor of postponing the vote, 38 opposed to postponing the vote. Sheila stated that the motion failed.

Sheila then read Motion #1:

“CHNA will support Bridgeview's variance request of PD 820 to reduce retail parking by 30 spaces subject to the following conditions:

- Provided city staff recommends approval of the parking variance request.
- AND
 - Free valet in garage and no valet north of Bennett
 - Retail employee parking assigned to rooftop of residential garage
 - Resident cars will require stickers and be banned from parking in retail spaces
 - More mature trees on Bennett
 - Onsite 7X24 security
 - Limit restaurant space to 25K sq ft”

Sheila then called for a show of votes on Motion #1. The vote was 44 in favor, 24 opposed. Sheila stated that the motion passed.

Sheila then read Motion #2:

“CHNA will support Residential Proximity Slope variance of 60 feet for entire Fitzhugh/Bennett/Manet development.”

Sheila then called for a show of votes on Motion #2. The vote was 40 in favor, 24 opposed. Sheila stated that the motion passed.

As there was no further business, the meeting was adjourned.

Respectfully submitted,

Mary Miller
(Substitute Secretary)