

COCHRAN HEIGHTS NEIGHBORHOOD ASSOCIATION
MINUTES
of
October 20, 2011 Meeting

A special meeting of CHNA took place at Judy Sullivan's home (5217 Homer) on Thursday, October 20, 2011. After members signed in and socialized, **CHNA President Charles Ostermann** called the meeting to order and declared a quorum, with 28 votes present. Charles stated the purpose of the special meeting was to conduct a re-vote of the two issues covered in the October 3 quarterly meeting because, after it was discovered that a quorum had not been present at the October 3 meeting, thereby rendering the votes that were taken null and void, the newly elected Board signed a Motion to Reconsider and to call the special meeting.

Election of Officers

Charles called for nominations of the **At-Large Board** and they were as follows: **Alan Rister, Allen Mondell, Judy Sullivan, and Piya Kruger**. Charles then asked for nominations from the floor, and there were none. A vote was taken and it was unanimous in favor of all four nominees for **At-Large Board**.

Charles called for nominations for **Treasurer**, and **Mary Cronin** was nominated. When there were no more nominations from the floor, a vote was taken and **Mary Cronin** was unanimously elected **Treasurer**.

Charles called for nominations from the floor for **Secretary**, and there were none, so a vote was taken and **Mary Miller** was unanimously re-elected **Secretary**.

Charles called for nominations for **Vice-President** and **Kent Cobb** was nominated. There were no more nominations from the floor, a vote was taken and **Kent Cobb** was unanimously elected **Vice President**.

Charles called for nominations for **President** and **Allen Mondell** nominated **Ryan Kruger**. There were no more nominations from the floor, a vote was taken and **Ryan Kruger** was unanimously elected **President**. Charles Ostermann then turned the meeting over to **Ryan Kruger**.

Comments from the Floor

Cynthia Mondell spoke her thanks from the members to Charles Ostermann for his years of service as President of CHNA.

2 Motions on Parking Lot Plan Issue

Kent Cobb read an email message he received from Angela Hunt in response to his message to her and David Cossum and Kent summarized the facts regarding the Negusse parking lot plan.

Discussion ensued. Kent then read the following motion, it was seconded, and the motion carried unanimously in favor:

We, the members of the *Cochran Heights Neighborhood Association*, wish to express our opposition to Mr. Tombassa Negusse's plans to build a parking lot at 5221 Milam Street, and encourage the *City of Dallas Sustainable Development and Construction Department* to require the following specific modifications to minimize the impact that such a development would have on our neighborhood:

1. Limit hours of operation to 6:00 a.m to midnight. Require that the lot be secured by a lockable gate between the hours of midnight and 6:00 a.m., to prevent any illegal and/or unsafe activity.
2. Require on-site security between the hours of 6:00 p.m. and midnight.
3. Limit exterior access to the northeast side of the lot, facing the alley, and accessed through Mr. Negusse's commercial properties on Henderson Avenue.
4. Require opaque fencing on the northwest, southwest, and southeast that are compatible with and similar to the materials employed by the nearby residential properties. An unpainted, structured masonry and red-brick-faced wall, at least 8 feet in height would be most appropriate for these three sides.
5. Require that landscape buffers, ten (10) feet in width, be located outside the screening walls.
6. Require lighting designed by a professional electrical engineer, with experience designing low-impact lighting for similar incompatible uses. Lighting color should be approximately in the 2700 degree Kelvin color range, and should not be mercury vapor, HID, or HP sodium. Luminaires should be of low wattage and of low brightness, located on multiple standards no taller than 10 feet, mounted facing into the lot and shielded so no light spill or glare will be inflicted on nearby residential properties.
7. Require that the lighting be on timers, and automatically turned off between midnight and 6:00 a.m.
8. Require that the landscaping and irrigation be designed by a landscape architect, with a current license from the Texas Board of Architectural Examiners.
9. Require an ongoing maintenance contract, to be renewed annually and verified by the city prior to the renewal of the occupancy permit.
10. Require Mr. Negusse to relocate the two dumpsters (currently in the *Henderson Market* setback on Milam Street) onto the new parking lot.
11. Require deed restrictions between the *City of Dallas* and Mr. Negusse, mandating ongoing compliance with the above requirements as a prerequisite for the conditional issuance of Certificate of Occupancy.

Kent Cobb then read the following motion, it was seconded, and the motion carried with a vote of unanimously in favor:

We, the members of the *Cochran Heights Neighborhood Association*, wish to express our opposition to:

- Mr. Tombassa Negusse's request for the abandonment of the alley separating 2831 Henderson Avenue and 5221 Milam Street;
- Any rezoning of 5219 Milam that would allow non-residential use; and,
- Any change in the boundary between 5219 Milam and 5221 Milam.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Mary Miller
CHNA Secretary