

COCHRAN HEIGHTS NEIGHBORHOOD ASSOCIATION
MINUTES
of
October 3, 2011 Meeting

The October quarterly meeting of CHNA took place at Hibiscus Restaurant on Monday, October 3, 2011. After members signed in (there were 14 members present, representing 26 votes) and socialized, **CHNA President Charles Ostermann** called the meeting to order.

Introductions

In **Treasurer Janet Coplin's** absence, **Secretary Mary Miller** gave the Treasurer's report and reported that as of the printing of the Cochran Heights Gazette, the amount in the CHNA bank account is \$12,620.07. **Mary** then read the Minutes of the June meeting, and they were approved as read.

Guest Presenter

Bryan Hull, consultant to Mr. Tombassa Negusse (owner of the Henderson Market and Lucky Liquor), presented Mr. Negusse's plans for the expansion of his business storefront, modifications to build a new space for a Subway sandwich shop, and paving of the commercial lot behind the business for a parking lot, including the alleyway and installment of 3 rear doors into the planned businesses. A period of questions for Mr. Hull ensued. After Mr. Hull left the meeting, **Kent Cobb** presented his motion as follows:

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 screening 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 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.
6. Require that the lighting be on timers, and automatically turned off between midnight and 6:00 a.m.
7. Require that the landscaping and irrigation be designed by a landscape architect, licensed by the Texas Board of Architectural Examiners.
8. Require an ongoing maintenance contract, to be renewed annually and verified by the city prior to the renewal of the occupancy permit.
9. Require Mr. Negusse to relocate the two dumpsters (currently in the *Henderson Market* setback on Milam Street) onto the new parking lot.

After a period of discussion among those present, the motion was seconded by **David Baillif**, and the majority of members present voted in favor of the motion.

Committee Reports

Beautification: **Jessie Zarazaga** and Steve Ryba updated the CHNA on the preparations for the median project. Now that TXDoT has established that the City of Dallas owns the median, and the City has approved our proposal that CHNA build a hardscaped/landscaped median at the beginning of Henderson Avenue, Jessie and Steve are in the process of preparing a detailed plan (including a Barrier Plan for use during construction), to fulfill all of TXDoT's requirements, and to apply to the City's "Mowmentum Program." Steve stated that, since the median will not be lighted or irrigated, the final cost of construction will be approximately, slightly more than, \$14,000. He also stated that as part of the Mowmentum Program, the residents will be required to care for the plants (including watering and weeding) until they are established (approximately 3 months).

Tax-exempt status: **David Baillif** updated the meeting on the tax-exempt status process. **Janet Coplin** wanted to wait until the new Treasurer was elected (today), so there has been no progress on the CHNA application for tax-exempt status.

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 elected **Treasurer**.

Charles called for nominations from the floor for Secretary, and there were none, so **Mary Miller** remains as **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 elected **Vice President**.

Charles called for nominations for President and **Wendy Johnston** was nominated. There were no more nominations from the floor, a vote was taken and **Wendy Johnston** was elected **President**.

There being no further business, the meeting was adjourned.

CHNA Secretary,
Mary Miller