

# CHNA Meeting Minutes 2/19/15

LOCATION: Brian McMillan's

IN ATTENDANCE: Jeff Harms, Paul Ferguson, Ryan Lee, Brian McMillan, Karen McCoy, Cathie Chesen, Gina Rizzo, Bill Allen, Rachel Porter, Ryan Long, Anna Diven, Jim Gottsch, Julie Koppen

Guests: Dave Meltzer from Dean Realty

ABSENT: David Wallisch, Lisa Ferguson, Bill Honan, Aimee Adams, Anita Buck



## I. Call to order - 6:37pm

II. Guest speakers Dave Melzer from Dean Realty and Clint Evans from NSPJ Architects. Dave discussed their proposed development of the property at the west end of 32nd. They anticipate starting construction within the next couple of months on street and sewer improvements ahead of selling the five lots for new home construction.

NSPJ Architects have designed the properties as speculative plans. The land is currently zoned M1-5 (manufacturing) and they intend to make it zoned for Single Family Homes. Will start working with the city to accomplish. Have designed streets to minimize impact but allow necessary access to all lots and homes (a circle will be implemented at the end of the 32nd street to create access to Southernmost lots). Development to be called Coleman Crest.

Q: Have local neighbors been informed of development? Yes - neighbors are aware of potential development and Dean Realty is in process of meeting with neighbors to inform and discuss.

Q: Heard rumors that these are upscale properties, what are the price points going to be? They want to make them distinct - not built to look like older homes in the neighborhood, but they do want them to be consistent with the neighborhood. [The McMillan's house was referenced as a guidepost for the development.] However, potential pricing is unknown due to property value being unknown at this time, but homes are all platted to be +/- 2400 sqft homes.

Q: How will these intentions be ensured? Will control through covenant - no blue tile roofs for example. Will prevent multiple lots being combined. New construction must be fitting with neighborhood. Covenant will be shared when completed (also CCRs filed and publicly available).

Q: What's different from past Dean development? Lester Dean Jr. is focused on moving forward: selling 3122 Coleman, sidewalk improvements on 31st street. Dean wants to be a good neighbor and member of our community.

Q: When will construction start and finish? Best case: civil review take a month, in parallel with rezoning, resulting in 90 days best case before we see any dirt moving. Could see construction start in the fall if buyers are interested.

## III. Approval of January minutes

## IV. Treasurer's report - update will be in March

## V. Old business

- Dues mailer: brought to the meeting for distribution. Claim a route and take a bundle of letters.
- Crime Task Force update. Cathie provided update. Each neighborhood will develop their own approach, but all will be shared for collaboration and best practices. Develop a calling tree to bring awareness to criminal activity in the neighborhood. Starting with getting to know each other and getting better lighting. Having good discussion and conducting research on options. Will have a 4-neighborhood meeting in beginning of April and Task Force will update after that.

## VI. New business

- events calendar and proposed dispersment of event planning duties: volunteer point person or people for each item on

the event calendar. Bill will be willing to attend Landmarks Board meetings when CH properties are being discussed.

Events:

Dumpster Day May & October - Lisa Ferguson

Garage Sale May (& October?) -

Movie in the Park June & August? - Jason, Bill

Fourth of July -

Annual Picnic - Nicki Salido

Annual Meeting (October) -

Luminaries - George Baggett

Playground on Karnes will be torn down week of the 26th.

Bill Allen was voted onto the board.

VII. Adjournment - 7:51pm