

Comments Received on Cesar Chavez – 2300 Block (C14-2024-0027)

Jessica Crowley
2215 Willow Street

I object: I am concerned that a 90-foot tall building in this location will detract from the neighborhood. While I am all for housing density and affordable housing, a building of this height will look down on surrounding neighbors taking away from privacy and the historical charm of the area.

I am also concerned that the additional traffic flow will have a negative impact on our neighborhood perhaps causing overflow to move to Willow Street. As it is now, our kids can't play safely outside due to the traffic increase from Bufalina. Add in the Canterbury traffic patterns from the elevated walkway construction by Longhorn Dam and the I35 tunnel being built under Chavez and this is going to be a complete mess.

I don't think neighbors well-being is being addressed here.

Sandra Boone
2301 Willow Street

I object: I am asking on behalf of the Holly Neighborhood Association for a postponement of at least 30 days to give neighbors time to consider this item which could greatly change the character of the neighborhood. When neighbors received the original notice of the rezoning of this chunk of Cesar Chavez, the applicant was asking for Mixed Use zoning with a limit of 60 feet on the buildings. It would also had compatibility standards that would limit the distance of a 60 foot building from the neighboring homes. And it required the first floor to be walkable retail services that would benefit the neighbors.

Now, months later, the applicant has asked for DB 90 zoning. The notice we received of the new DB 90 request says it was dropped in snail mail on Friday, August 23rd. And, after the notice went out, the City Council changed key parts of the DB 90 zoning, requiring less neighborhood retail on the site, and clarifying that there are no compatibility limitations. This means a 90-foot building can be built 25 feet from the neighboring homesite, with only a few shrubs and trees to screen the 90 foot building.. Given the delivery of the postal system, most neighbors have been given less than 2 weeks to get the notice, try to get questions answered and form an opinion. meanwhile Council was changing the very regulations that would apply to the tract.

The 3.3 acre site we are talking about is unique. It is not a former industrial site, or large commercial site. It is right in the middle of a historic, thriving, dense urban neighborhood. Between I-35 and Pleasant Valley, Cesar Chavez is a 2-lane road, and it is slated by the Transportation Department to remain 1 lane in each direction. This is not the same as Cesar Chavez going East from Pleasant Valley, which is already wider, has former industrial site and a completely different character

Unlike other DB cases that have come before you. This tract includes 4 lots that are zoned SF-3, and in fact have small, legacy homes on the site. The homes on the site were noted in the City's Historic Resources Survey and built before 1945, as were most of the homes in the area.

The applicant's very recent move to change the zoning from mid-rise, mixed-use buildings with neighborhood friendly retail, to 8 to 9 story buildings with less retail and no compatibility standards is huge.

We'd like give those who will live next to this development for years to come the time to learn more about it, get questions answered and form an opinion. Please postpone a decision on this case for at least 30 days.