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**From:** Ellen Fagin  
**Sent:** Wednesday, November 19, 2025 7:33 PM  
**To:** Estrada, Nancy <[Nancy.Estrada@austintexas.gov](mailto:Nancy.Estrada@austintexas.gov)>  
**Subject:** Comments for Case File – C14-2025-0057 (1430 Collier)

#### External Email - Exercise Caution

Good evening,

I'm writing on behalf of the Flamingo Condominiums at 1422 Collier Street regarding zoning case C14-2025-0057 (1430 Collier / Integral Care). We would like to include the following comments in the case file for Council review.

The Flamingo is a long-established multifamily community with 29 units of naturally occurring affordable housing (NOAH), located directly east of the subject property. Many residents live in west-facing units with nearly all windows oriented toward 1430 Collier, so changes in height and proximity associated with the proposed rezoning will directly affect daylight access, privacy, and overall livability.

We worked with the applicant's agent in good faith and provided specific, reasonable requests for a restrictive covenant. The proposed restrictive covenant includes a few items that go slightly beyond current City code, and we appreciate that. However, we believe these baseline protections should be offered as a gesture of good faith to an existing residential NOAH community and should not be conditioned on our letter of support for the zoning. For that reason, we were unable to sign it.

The applicant has previously been open to postponement, and we appreciate that flexibility. However, we do not believe any postponement at this point would help our community, and we do not support delaying needed housing unnecessarily.

**For Council's consideration, we respectfully request:**

- **Increasing the eastern buffer to 10 feet**
- **Clarifying screening language so visibility is evaluated from the windows and doors of Flamingo homes, not from the ground at the shared property line.**

**These two modest adjustments would meaningfully protect daylight, privacy, and liveability while still allowing the project to move forward.**

We have conveyed these requests directly to our Council Member, the Mayor, the Travis County Judge, and the Travis County Commissioner for our precinct so they

are fully informed of the implications of this County-owned redevelopment on adjacent NOAH housing.

Thank you for adding these comments to the record.

Best regards,  
Ellen Fagin  
President, Flamingo Condominiums HOA

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