

From: [Jessica Sher](#)
To: [Alter, Ryan](#); [REDACTED]; [Qadri, Zo](#); [Boudreaux, Marcelle](#); [Hausmann, Michele](#)
Subject: Opposition to 1700 South Lamar Project
Date: Thursday, September 25, 2025 7:19:11 AM

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External Email - Exercise Caution

Dear Council Member Qadri,

As an owner and HOA President at the Flamingo Condominiums, I am reaching out to provide input on the 1700 South Lamar project (Case C14-2024-0163) and to request meaningful protections that preserve our daily quality of life, reduce displacement pressures, and maintain the safety and integrity of our community.

Equity and Displacement

Our community is beautiful, small and diverse, including owners, renters, small business owners, City and State employees, spanning all ages and ethnicities. Larger, higher-priced neighboring properties, such as The Sage and The Lyric, received protections and concessions to ensure their livability. The Flamingo HOA Board has been actively trying to work with the developer's agent, Stonelake, to reach reasonable agreements, but we have not been offered anything to alleviate our concerns.

Without similar safeguards, Flamingo owners and residents face not only impacts to safety and

daily quality of life but also risks to property values and potential displacement - particularly for residents on fixed incomes. We are asking for equitable protections, including measures that

prevent displacement, preserve property values, and ensure that residents' needs are addressed as part of this development. **We deserve treatment equal to that of our neighbors.**

Public Safety Concerns

With the influx of new developments in our area, residents are already experiencing people entering our private property without permission. This project will only increase these risks. We

are requesting secure fencing, a controlled gate, and enforceable construction rules to protect residents during and after development. We have asked the developer, Stonelake, for concessions in this area, but none have been provided.

Traffic Safety

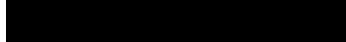
Collier Street and South Lamar are already congested and dangerous. Near-misses, difficult turns, and long-term parked cars are a daily concern. Adding hundreds of new units and commercial areas will only intensify these hazards. We are requesting a traffic study and a clear plan for signal improvements at Collier and South Lamar to ensure the safety of both vehicles and pedestrians.

I appreciate your attention to this matter and request that Flamingo receive the same

protections and consideration that other nearby condo communities have received. More importantly, this project should not move forward without a long-term infrastructure and neighborhood plan to guide responsible growth and safeguard residents from displacement.

Sincerely,
Jessica Sher
HOA President, The Flamingo Condominiums
Owner of Unit 209

Ms. Jessica Sher



p: (402) 802-1972

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From: [Vera Bakaler](#)
To: [Qadri, Zo](#)
Cc: [Alter, Ryan](#); [Boudreaux, Marcelle](#); [REDACTED]
[Hausmann, Michele](#)
Subject: Opposition to 1700 South Lamar Project
Date: Wednesday, September 24, 2025 11:10:25 PM

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External Email - Exercise Caution

Dear Council Members Qadri,

I am writing as a concerned citizen and as the mother of an owner of the Flamingo Condominiums. I am reaching out to provide input on the 1700 South Lamar project (Case C14-2024-0163) and to request meaningful protections that preserve daily quality of life, reduce displacement pressures, and maintain the safety and integrity of our community.

The Flamingo is a small and diverse community, including owners, renters, City and State employees, spanning all ages and ethnicities. Larger, higher-priced neighboring properties, such as The Sage and The Lyric, received protections and concessions to ensure their livability. The Flamingo HOA Board has been actively trying to work with the developer's agent, Stonelake, to reach reasonable agreements, but we have not been offered anything to alleviate our concerns. Without similar safeguards, Flamingo owners and residents face not only impacts to safety and daily quality of life but also risks to property values and potential displacement - particularly for residents on fixed incomes. We are asking for equitable protections, including measures that prevent displacement, preserve property values, and ensure that residents' needs are addressed as part of this development. The Flamingo deserves treatment equal to that of its higher value neighbors.

With the influx of new developments in the area, residents are already experiencing people entering the private property without permission. This project will only increase these risks. We are requesting secure fencing, a controlled gate, and enforceable construction rules to protect residents during and after development. We have asked the developer, Stonelake, for concessions in this area, but none have been provided.

Collier Street and South Lamar are already congested and dangerous. Near-misses, difficult turns, and long-term parked cars are a daily concern. Adding hundreds of new units and commercial areas will only intensify these hazards. We are requesting a traffic study and a clear plan for signal improvements at Collier and South Lamar to ensure the safety of both vehicles and pedestrians.

I respectfully urge the Council to ensure Flamingo residents are protected before any approval is granted, and that our concerns - including public safety, traffic, and equitable treatment - are addressed as part of a broader, long-term planning approach for the corridor.

Best,
Vera Bakaler

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From: [Brent Wolf](#)
To: [Qadri, Zo](#)
Cc: [Alter, Ryan](#); [Boudreaux, Marcelle](#); [REDACTED]
[Haussmann, Michele](#)
Subject: Opposition to 1700 South Lamar Project
Date: Wednesday, September 24, 2025 10:33:18 PM

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External Email - Exercise Caution

Dear Council Members Qadri,

As the partner of an owner at the Flamingo Condominiums, I am reaching out to provide input on the 1700 South Lamar project (Case C14-2024-0163) and to request meaningful protections that preserve our daily quality of life, reduce displacement pressures, and maintain the safety and integrity of our community.

Equity and Displacement

Our community is small and diverse, including owners, renters, City and State employees, spanning all ages and ethnicities. Larger, higher-priced neighboring properties, such as The Sage and The Lyric, received protections and concessions to ensure their livability. The Flamingo HOA Board has been actively trying to work with the developer's agent, Stonelake, to reach reasonable agreements, but we have not been offered anything to alleviate our concerns. Without similar safeguards, Flamingo owners and residents face not only impacts to safety and daily quality of life but also risks to property values and potential displacement - particularly for residents on fixed incomes. We are asking for equitable protections, including measures that prevent displacement, preserve property values, and ensure that residents' needs are addressed as part of this development. **We deserve treatment equal to that of our neighbors.**

Public Safety Concerns

With the influx of new developments in our area, residents are already experiencing people entering our private property without permission. This project will only increase these risks. We are requesting secure fencing, a controlled gate, and enforceable construction rules to protect residents during and after development. We have asked the developer, Stonelake, for concessions in this area, but none have been provided.

Traffic Safety

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I appreciate your attention to this matter and request that Flamingo receive the same protections and consideration that other nearby condo communities have received. More importantly, this project should not move forward without a long-term infrastructure and neighborhood plan to guide responsible growth and safeguard residents from displacement.

Sincerely,
Brent Wolf (my partner is owner Valerie Figlin)

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From: [Valerie Figlin](#)
To: [Qadri, Zo](#)
Cc: [Alter, Ryan](#); [Boudreaux, Marcelle](#); [REDACTED]; [Hausmann, Michele](#)
Subject: Opposition to 1700 South Lamar Project
Date: Wednesday, September 24, 2025 7:59:22 PM

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External Email - Exercise Caution

Dear Council Members Qadri,

As an owner at the Flamingo Condominiums, I am reaching out to provide input on the 1700 South Lamar project (Case C14-2024-0163) and to request meaningful protections that preserve our daily quality of life, reduce displacement pressures, and maintain the safety and integrity of our community.

Equity and Displacement

Our community is small and diverse, including owners, renters, City and State employees, spanning all ages and ethnicities. Larger, higher-priced neighboring properties, such as The Sage and The Lyric, received protections and concessions to ensure their livability. The Flamingo HOA Board has been actively trying to work with the developer's agent, Stonelake, to reach reasonable agreements, but we have not been offered anything to alleviate our concerns. Without similar safeguards, Flamingo owners and residents face not only impacts to safety and daily quality of life but also risks to property values and potential displacement - particularly for residents on fixed incomes. We are asking for equitable protections, including measures that prevent displacement, preserve property values, and ensure that residents' needs are addressed as part of this development. We deserve treatment equal to that of our neighbors.

Comprehensive, Area-Wide Infrastructure Capacity Assessment

We respectfully request a comprehensive, area-wide infrastructure capacity assessment for this rezoning—one that extends beyond the parcel boundaries. Lot-by-lot reviews underestimate cumulative impacts. The study should evaluate surrounding blocks and connected systems, including transportation, water, wastewater, stormwater, and pedestrian safety.

We also ask for a clear analysis of how much density our neighborhood can support without major capital improvements, along with specific mitigation strategies if limits are exceeded.

With the DB90 zoning program under review, a strained city budget, and no small-area plan for our neighborhood, piecemeal rezonings risk overloading critical infrastructure. In 2016, voters approved bond funds for the South Lamar Corridor, yet residents have seen little meaningful improvement. Before moving forward, the community deserves answers:

- How much additional traffic can Collier and South Lamar safely handle?
- How will utilities, stormwater, wastewater, and pedestrian needs be addressed?

Until these questions are resolved, we urge Council to postpone this rezoning so residents and staff can develop a data-driven small area plan to guide responsible growth.

Public Safety Concerns

With the influx of new developments in our area, residents are already experiencing people entering our private property without permission. This project will only increase these risks. We are requesting secure fencing, a controlled gate, and enforceable construction rules to protect residents during and after development. We have asked the developer, Stonelake, for concessions in this area, but none have been provided.

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Best,
Valerie

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Valerie Figlin
(847) 890-9315 [REDACTED]

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From: [Glenda Brown](#)
To: [Qadri, Zo](#)
Cc: [Alter, Ryan](#); [Boudreaux, Marcelle](#); [REDACTED]
[Haussmann, Michele](#)
Subject: Opposition to 1700 South Lamar Project – Thursday, September 23 Agenda Item 83
Date: Wednesday, September 24, 2025 4:19:40 PM

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External Email - Exercise Caution

Dear Council Member Qadri,

I have lived at the Flamingo for five years, and as a nearby resident, I want to highlight serious concerns regarding the 1700 South Lamar project (C14-2024-0163, Item 83 on this Thursday's agenda).

I am writing to share my concerns regarding this proposed project and its potential impacts on our daily lives, the stability and affordability of our community's housing, and the safety and wellbeing of our community.

The Flamingo community is small and diverse, including owners, long-term renters, City and State employees, spanning all ages and ethnicities. **Larger, higher-priced neighboring properties, such as The Sage and The Lyric, received protections and concessions to ensure their livability. The Flamingo HOA Board has been actively trying to work with the developer's agent, Stonelake, to reach reasonable agreements, but we have not been offered anything to alleviate our concerns.** Without similar safeguards, Flamingo owners and residents face not only impacts to safety and daily quality of life but also risks to property values and potential displacement - particularly for residents on fixed incomes. We are asking for equitable protections, including measures that prevent displacement, preserve property values, and ensure that residents' needs are addressed as part of this development. **We deserve treatment equal to that of our neighbors.**

We respectfully request a comprehensive, area-wide infrastructure capacity assessment for this rezoning—one that extends beyond the parcel boundaries. Lot-by-lot reviews underestimate cumulative impacts. The study should evaluate surrounding blocks and connected systems, including transportation, water, wastewater, stormwater, and pedestrian safety.

We also ask for a clear analysis of how much density our neighborhood can support without major capital improvements, along with specific mitigation strategies if limits are exceeded.

With the DB90 zoning program under review, a strained city budget, and no small-area plan

for our neighborhood, piecemeal rezonings risk overloading critical infrastructure. In 2016, voters approved bond funds for the South Lamar Corridor, yet residents have seen little meaningful improvement. Before moving forward, the community deserves answers:

- How much additional traffic can Collier and South Lamar safely handle?
- How will utilities, stormwater, wastewater, and pedestrian needs be addressed?

Until these questions are resolved, we urge Council to postpone this rezoning so residents and staff can develop a data-driven small area plan to guide responsible growth.

With the influx of new developments in our area, residents are already experiencing people entering our private property without permission. This project will only increase these risks. We are requesting secure fencing, a controlled gate, and enforceable construction rules to protect residents during and after development. **We have asked the developer, Stonelake, for concessions in this area, but none have been provided.**

Collier Street and South Lamar are already congested and dangerous. Near-misses, difficult turns, and long-term parked cars are a daily concern. Adding hundreds of new units and commercial areas will only intensify these hazards. **We are requesting a traffic study and a clear plan for signal improvements at Collier and South Lamar to ensure the safety of both vehicles and pedestrians.**

I appreciate your attention to this matter and request that Flamingo receive the same protections and consideration that other nearby condo communities have received. **More importantly, this project should not move forward without a long-term infrastructure and neighborhood plan to guide responsible growth and safeguard residents from displacement.**

Glenda Brown, Flamingo resident since 2020
1422 Collier Street - #202
Austin, Texas 78704-2905

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From: [Joe C. Smith](#)
To: [Qadri, Zo](#)
Cc: [Alter, Ryan](#); [Boudreaux, Marcelle](#); [REDACTED] [Hausmann, Michele](#)
Subject: Opposition to 1700 South Lamar Project
Date: Wednesday, September 24, 2025 2:26:24 PM

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External Email - Exercise Caution

Dear Council Member Qadri,

I live at The Flamingo Condominiums (1442 Collier) and want to highlight serious concerns regarding the 1700 South Lamar project (C14-2024-0163, Item 83 on Thursday's agenda).

According to the information provided, this project will be divided into Tract 1 and Tract 2. My home, The Flamingo, sits directly across the street from the proposed development and will face Tract 1, which will run approximately 140 yards from Lamar Boulevard up Collier on the north side.

Height and Setback Concerns

My first major concern is that the city has approved Tract 1 for a 90-foot height allowance (7-8 stories). I respectfully request guarantees that the 90-foot allowance only be permitted facing Lamar Boulevard and not our building. I also ask that any building facing our property have a setback of at least 60 feet from the sidewalk.

Additionally, the property just west of us (1430 Collier) has applied for the same DB90 rezoning (formerly Item 79 on Thursday's agenda—moved to the October 9th council meeting).

The 1430 Collier property sits just 4 yards from our property line on our west side and extends from the front of our property past the back (70 yards), continuing for an additional 80 yards. If approved, The Flamingo could be boxed in by a 90-foot structure on our west side (1430 Collier) and a 90-foot structure on our south side (1700 South Lamar - Tract 1 that faces us). This doesn't include the 85-foot low-income housing building constructed in recent years on our east side (1508 South Lamar).

Construction Impact Concerns

My second concern involves daily construction time allowances. According to city permits, working hours extend from 6 AM to 10 PM daily. After enduring construction noise and worker parking issues (parking in no-parking zones, litter, etc.) from the 1508 South Lamar and 1525 South Lamar projects over the past several years, residents are being asked to endure this again with the new projects at 1700 South Lamar and 1430 Collier. However, these projects are closer and larger, meaning louder noise (and more noise), increased traffic, and more parking issues.

Having 16-hour construction days six days a week for 3-5 years would make The Flamingo unlivable. Not only would this displace many at The Flamingo, it would have a negative financial impact on our property values and personal finances.

Neighborhood Capacity Concerns

My final concern involves our neighborhood's capacity to handle the influx of new residents and associated impacts. In recent years, several developments have been completed: low-income apartments (1508 South Lamar), apartments at 1525 South Lamar, 1301/1401 South Lamar, a condominium complex at 2323 S. Lamar, and another currently under construction in the 1900 South Lamar area. Adding these two new projects (1700 South Lamar and 1430 Collier), the city will have added over two thousand units within less than a half-mile of each other, all using Lamar Boulevard as the main thoroughfare.

Has any impact study been conducted?

Experience and common sense indicate that Lamar Boulevard and the surrounding area cannot handle this density in its current state. Does the city have finished plans to resolve this issue? If so, shouldn't those plans take priority, and these issues fixed before moving forward with new projects?

Conclusion

I understand that Austin needs to grow and housing is a major concern. I support progress, but can we approach it more responsibly?

We need solutions that address housing concerns without stripping the soul from our city, causing mental and financial distress of our neighbors, and destroying the reasons we chose to live in Austin in the first place.

I ask for your attention to these matters—not only for myself and my community at The Flamingo, but for the greater good of our neighborhood and the city of Austin.

See you on Thursday.

Thank you,
Joe C. Smith
1442 Collier #107
Austin, TX 78704



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