

**From:** [Ellen Fagin](#)  
**To:** [Qadri, Zo](#)  
**Cc:** [Alter, Ryan](#); [Boudreaux, Marcelle](#); [REDACTED]; [Hausmann, Michele](#)  
**Subject:** Opposition to 1700 South Lamar Rezoning (Case C14-2024-0163, Item 83)  
**Date:** Wednesday, September 24, 2025 10:25:37 AM

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Dear Council Member Qadri,

I have owned and lived at the Flamingo Condominiums for 11 years, directly adjacent to 1700 South Lamar (Case C14-2024-0163, Item 83 on this Thursday's Council agenda). I am writing to express my concerns about this project and to **respectfully ask that Council delay the vote on this rezoning or not approve it at this meeting.**

Our community is small and diverse, with owners and renters of all ages and incomes, including many City and State employees. Larger, higher-priced neighboring properties such as The Sage and The Lyric received protections to ensure livability. Despite outreach to the developer, Stonelake, Flamingo residents have been offered nothing comparable. Without equitable safeguards, we face increased risks to daily quality of life, property values, and displacement pressures—particularly for neighbors on fixed incomes. Flamingo residents deserve treatment equal to that of our neighbors.

We are also deeply concerned about infrastructure strain. Lot-by-lot reviews underestimate cumulative impacts. Collier Street and South Lamar are already congested, unsafe for turning, and burdened by long-term parked vehicles. Utilities, stormwater, and pedestrian safety remain unresolved issues. **Before moving forward, we urge Council to require a comprehensive, area-wide infrastructure capacity assessment and a small-area plan that addresses transportation, water, wastewater, stormwater, and traffic safety.** Until these questions are answered, approving new density risks overloading already fragile systems.

Please do not approve this rezoning without enforceable protections and a long-term plan for responsible growth. At minimum, this item should be delayed until Flamingo residents' concerns are addressed and a data-driven small-area plan is developed for the corridor.

Thank you for your attention and for standing up for communities like ours.

Sincerely,  
Ellen Fagin  
Resident & Owner, Flamingo Condominiums  
Flamingo HOA Treasurer

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**From:** [Jorge Sayegh](#)  
**To:** [Qadri, Zo](#)  
**Cc:** [Alter, Ryan](#); [Boudreaux, Marcelle](#); [REDACTED]  
[Haussmann, Michele](#)  
**Subject:** Opposition to 1700 South Lamar Project  
**Date:** Wednesday, September 24, 2025 9:12:33 AM

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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.

### **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.

Please consider the significant impacts on our daily lives, property values, and the neighborhood, and require these protections before moving forward. Approval should be contingent on a comprehensive, long-range plan that prevents displacement and ensures the corridor can safely support additional density.

Thank you for your consideration.

Regards,

Jorge Sayegh

Owner at the Flamingo

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**From:** [Joseph Williams](#)  
**To:** [Qadri, Zo](#)  
**Cc:** [Alter, Ryan](#); [Boudreaux, Marcelle](#); [REDACTED]  
[Hausmann, Michele](#)  
**Subject:** 1700 S Lamar  
**Date:** Wednesday, September 24, 2025 7:13:43 AM

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Hi Zo,

I know you are probably fielding a lot of thoughts from folks on this property, so thank you for the opportunity to add my voice:

I'm an owner at 1422 Collier (the 'mingo'), and admittedly am cautiously excited about the changes to come. Can't stop progress, right? But I also just want to make sure it's done in a way that is respectful to all.

In particular, **it seems odd to me that we wouldn't be given the same agreements that other, higher-priced condo buildings in the area got -- The Sage and The Lyric.** They are obviously treating us differently than others, and I think it's clear why.

What we're asking for aren't crazy demands. Speaking for myself, I'm happy to support new construction that lets more people enjoy this great city. *It's really about safety, and moving forward in a way that's respectful to everyone* -- the developers, the builders, new residents, and the people that have already called this neighborhood home for decades.

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.

Thank you for your time,

--

Joe Williams  
Mobile: 309-265-6120  
Email: [REDACTED]

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