

From: [Nicole Corona](#)
To: [Boudreaux, Marcelle](#)
Cc: zoning@zilkerneighborhood.org
Subject: C14-2024-0163 Public Comment
Date: Wednesday, April 2, 2025 3:10:39 PM

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Hi Marcelle,

I am writing in regard to zoning case C14-2024-0163 located at 1700 S Lamar Blvd; 1401 and 1509 Collier St. I just received the Notice of Public Hearing form from the Planning Department. This case is scheduled for hearing at the Planning Commission on **Tuesday, April 8, 2025**.

I live on Kinney Ave, close to the fire station on Collier St. I have a couple of concerns with the proposed zoning change.

My main concern is for the communities that rely on [Integral Care](#) services. There are Integral Care offices on the property seeking the rezoning. There is also an Integral Care office on Collier, adjacent to the properties. Integral Care offers services to families, children, individuals with mental illness, and individuals with disabilities. Does the Applicant know if residents of [Zilker Studios](#) and the Lamar Square affordable housing area and other residents close by rely on these offices? What will happen to these offices and will the communities I mentioned lose this valuable, walkable-distance resource? It is my understanding that the City is a partner to this organization and they provide essential resources to vulnerable communities. This is very concerning to me. What is the Applicant's plan to mitigate any loss these communities may experience, if any?

My other concern is that we currently have at least 4 of these types of projects under construction on South Lamar Blvd. I am concerned about traffic congestion. Will there be a pedestrian stop light or a traffic light on S Lamar and Collier? This is a somewhat walkable area. S Lamar is not completely pedestrian or bike-friendly. We have unsafe, unprotected bike lanes and not enough pedestrian-friendly stop lights for the growth that is happening here. We have two pedestrian stop lights at S Lamar and Kinney, where Black Sheep Lodge and Loro are located, and another at S Lamar and Dickenson Dr, I believe, close to Matt's El Rancho.

Would you please provide my email as public comment for when the case is heard?

Also - is it okay to email the commission with my comments?

Kind Regards,

Nicole Corona

nicolekcorona@gmail.com

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