

## ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0053 – Swansons Ranch Single Family

DISTRICT: 5

ZONING FROM: SF-1; SF-2

TO: SF-3

ADDRESS: 9608, 9700, and 9702 Swansons Ranch Road

SITE AREA: 1.53 acres

PROPERTY OWNER: ITALEX Builders Inc.  
(John Luke Sanchez)

AGENT: Thrower Design  
(Victoria Haase)

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))

### STAFF RECOMMENDATION:

**The Staff recommendation is to grant family residence (SF-3) district zoning.** *For a summary of the basis of Staff's recommendation, please see page 2.*

### ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION: **August 16, 2022:**

August 2, 2022: *MEETING CANCELLED; RENOTIFIED FOR AUGUST 16, 2022*

### CITY COUNCIL ACTION: **September 1, 2022:**

### ORDINANCE NUMBER:

### ISSUES:

The Applicant has discussed this case with representatives of the Texas Oaks South Neighborhood Association. Correspondence received is attached at the back of the Staff report.

As information, the 230' spacing between Bilbrook Place and Swansons Ranch Road is insufficient for an additional median cut. The transition for the left turn into Bilbrook begins where Swansons Ranch Road intersects at Slaughter. There isn't enough room for both of these turning movements to safely occur. As such, the approved Slaughter Lane Mobility Bond improvements do not account for a new median opening for safety and operations reasons.

### CASE MANAGER COMMENTS:

The subject rezoning area consists of three platted lots that have 322 linear feet of frontage on both Swansons Ranch Road and Bilbrook Place. The north two lots are zoned single family residence – standard lot (SF-2) district and the south lot is zoned single family residence – large lot (SF-1) district. The north two lots contain one single family residence each; the south lot is undeveloped and formerly operated as an automotive repair business (grandfathered at the time the property was annexed into the City limits in 1984). Driveway access is taken to Swansons Ranch Road, a Level 1 street that is developed with a mixture of single family residences, office and commercial uses, including a day spa (SF-2) and office (LO-CO) at the intersection with West Slaughter Lane, a roofing / general contractor company (GO-CO), and a warehouse for solid waste services company (RR). There are also several residences on Swansons Ranch Road (RR; SF-1; SF-2). On Bilbrook Place to the west, there is a service station, undeveloped land, and a church (LR; SF-6-CO). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant has requested family residence (SF-3) district zoning in order to resubdivide the lots and redevelop the newly created lots with either single family residences or two-family residences. The Applicant has not determined whether vehicular access would be taken to Swansons Ranch Road or Bilbrook Place (as information, a lot is not allowed to have vehicular access onto both streets). The Applicant's proposal is for up to seven (7) single family residences, or up to 14 two-family residences. A two-family residence consists of one single-family residence, in addition to a second detached unit that would not exceed 1,100 square feet or a floor-to-area ratio of 0.15:1, whichever is smaller. The detached unit would be limited to two stories or 30 feet in height, and if a second-story is constructed for the unit, it would not be permitted to exceed 550 square feet in size.

### BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

The Applicant's proposal would be consistent with the purpose statement of the SF-3 zoning district.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The requested SF-3 zoning would allow for the construction of single family residences or two-family residences on the subject property. Staff recommends approval of the

Applicant's request because the site fronts on a local residential street and is located within an existing residential neighborhood. Furthermore, there are other SF-1 and SF-2-zoned lots within the immediate vicinity along Swansons Ranch Road. As such, the proposal would be compatible with the adjacent and nearby uses. In the broader city-wide context, SF-3 zoning is a reasonable option for parcels proposed to be redeveloped as residential infill.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-1; SF-2	Two single family residences on three platted lots
<i>North</i>	CS-CO; SF-2	Office; Automotive repair; Personal improvement services
<i>South</i>	NO-MU; SF-1; SF-6	Wood flooring company; Single family residence; Undeveloped (approved Messinger Tract site plan for 175 two-story condominiums on 6-15-2021).
<i>East</i>	LO-CO; SF-2; GO-CO; RR; SF-6	Office; Manufactured home; Roofing / Contractor's office; Four single family residences; Plumbing company (vacant); Warehouse; Undeveloped (approved Messinger Tract site plan for 175 two-story condominiums on 6-15-2021).
<i>West</i>	LR; CS-1; SF-6-CO; MF-1	Undeveloped; Service station; Church

NEIGHBORHOOD PLANNING AREA: Not Applicable

TIA: Is not required

WATERSHED: Slaughter Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Casey Elementary School Paredes Middle School Akins High School

COMMUNITY REGISTRY LIST:

242 – Slaughter Lane Neighborhood Association  
 360 – Texas Oaks South Neighborhood Association  
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group  
 1363 – SEL Texas 1424 – Preservation Austin  
 1530 – Friends of Austin Neighborhoods  
 1531 – South Austin Neighborhood Alliance 1550 – Homeless Neighborhood Association  
 1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0131 – FPT Holdings –	DR to MF-4-CO, as amended	Forwarded without a recommendation due to	Apvd MF-1, with a Restrictive Covenant

1434 Genoa Dr		lack of an affirmative vote	for the conditions of the Neighborhood Traffic Analysis (9-2-2021).
C14-2019-0109 – Messinger Tract Rezoning – 9900 David Moore Dr; 9800 Swansons Ranch Rd	RR; I-RR to SF-6 on 27.03 acres	To Grant SF-6 with a Restrictive Covenant for the conditions of the Neighborhood Traffic Analysis	Apvd SF-6 with a Restrictive Covenant for the conditions of the Neighborhood Traffic Analysis, as Commission recommended (8-27-2020).
C14-2019-0048 – The Avalon N Holdings, LLC – 9606 Swansons Ranch Rd	SF-2 to CS-CO as amended	To Grant CS-CO w/CO for broad list of prohibited uses	Apvd CS-CO as Commission recommended (6-20-2019).
C14-2009-0098 – Apogee Workshop – 9704 Swansons Ranch Rd	SF-1 to NO-MU	To Grant	Apvd (12-17-2009).
C14-2008-0052 – TJG – Swansons Ranch Road – 9609 Swansons Ranch Rd	SF-2 to CS	To Grant GO-CO w/CO for personal services use and all NO uses and dev't regs, parking to be located offsite, 150 trips per day and conditions of NTA. Encourage Applicant to petition City for no parking signs on David Moore Rd	Apvd GO-CO w/ Restrictive Covenant for the NTA, as Commission recommended (1-15-2009).
C14-95-0121 – City of Austin-City Initiated – 9702 - 9800 Blk Swansons Ranch Rd	DR; SF-2 to RR; SF-1	To Grant RR; SF-1; SF-2	Apvd RR; SF-1 (11-16-1995).
C14-95-0122 – City of Austin-City Initiated – 9600 – 9899 Blk Swansons Ranch Rd	DR; SF-2 to RR; SF-1	To Grant RR; SF-1; SF-2	Apvd RR; SF-1; and Tract 1 stays SF-2 (11-16-1995).
C14-99-0063 – Shirell and Lois Hipp Zoning	SF-2 to LO	To Grant LO-CO, w/conditions	Apvd LO-CO w/CO prohibiting access to Slaughter Lane

Change – 1303 W Slaughter Ln			(8-19-1999).
C14-00-2098 – Blackhawk Apartments – 1200 W Slaughter Ln	SF-1 to MF-1-CO and LR-CO	To Grant MF-1-CO and LR-CO, w/conditions	Apvd MF-1-CO and LR-CO, with CO for Traffic Impact Analysis; 13.24 u.p.a. (300 units); 15' vegetative buffer along David Moore Rd; list of prohibited uses (1-25-2001).
C14-00-2111 – Solera 1200 Block of West Slaughter Ln	DR to MF-3	To Grant MF-2-CO w/conditions	Approved MF-2-CO with CO for 12.18 u.p.a. and conditions of Traffic Impact Analysis (10-26-2000).
C14-00-2189 – Wattinger Acres – 1218 W Slaughter Ln	DR to W/LO	To Grant W/LO-CO w/conditions	Approved W/LO-CO with CO for 2,000 trips (1-18-2001).
C14-00-2242 – Swanson's Crossing Retail – 1216-1400 West Slaughter Ln	DR to LR	To Grant LR-CO w/conditions	Apvd LR-CO w/CO for 2,000 trips (2-15-2001).

#### RELATED CASES:

The property is platted as Lots 1, 2 and 3, Resubdivision of a Portion of Lot No. 3, Swanson's Ranchettes No. 2, recorded in February 1964 (C8-63-067). ***Please refer to Exhibit B.***

The property was annexed into the City limits on November 15, 1984.

#### EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Bus Routes
Swansons Ranch Road	60 feet	20 feet	Level 1	No	Not Applicable	Rt. 10 – South 1st Street
Bilbrook Place	68 feet	41 feet	Level 1	West side	Not Applicable	Yes

Capital Metro bus service (Routes No. 3, 318) is available along West Slaughter Lane.

ADDITIONAL STAFF COMMENTS:Inclusive Planning

Applicant's Proposal: Demolish 2 houses and build up to 14 single family houses under SF-3 zoning.

Yes	Imagine Austin Decision Guidelines
<b>Compact and Connected Measures</b>	
Y	<b>Imagine Austin Growth Concept Map:</b> Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center: Slaughter Lane Station Neighborhood Center and 300 ft off the Slaughter Lane Activity Corridor</b>
Y	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Y	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane. (Sidewalk is on other side of the street)
Y	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Is located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
Y	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
Y	<b>Housing Choice: Expands the number of units</b> and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Mixed Use:</b> Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
8	<b>Total Number of "Yes's"</b>

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Slaughter Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

#### Impervious Cover

The maximum impervious cover allowed by the SF-3 zoning district would be 45%, which is based on the more restrictive zoning regulations.

#### PARD – Planning & Design Review

Parkland dedication will be required for the new applicable use proposed by this development at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Fees in-lieu will be required, and those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please submit a Parkland Early Determination Letter request to [parkland.dedication@austintexas.gov](mailto:parkland.dedication@austintexas.gov) or contact this reviewer. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

### Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The lots are already developed. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

### Austin Transportation Department – Engineering Review

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

There is no further ASMP required right-of-way identified for Swansons Ranch Road or Bilbrook Place.

### Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



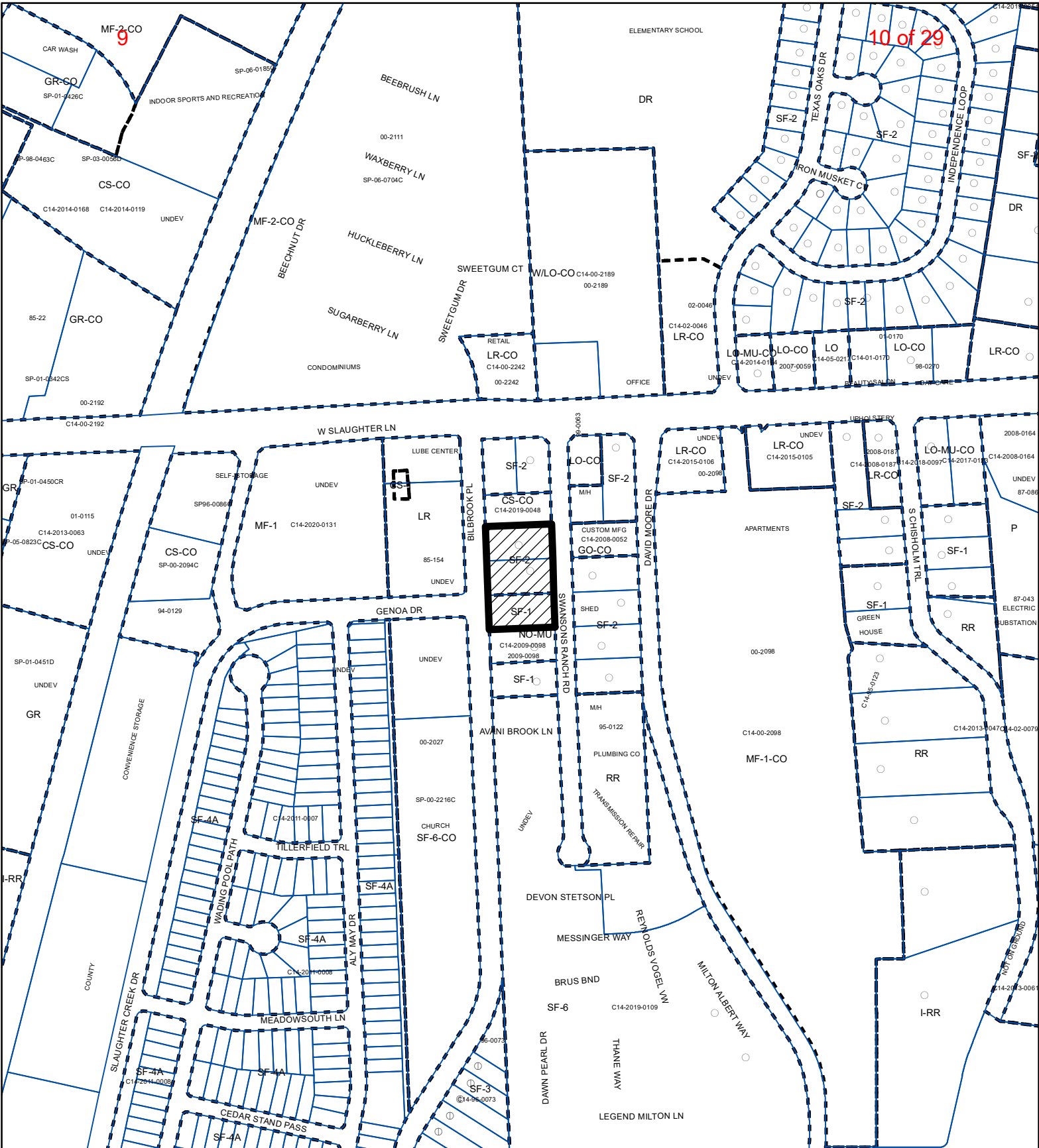
INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:




A: Zoning Map

A-1: Aerial Map

B: Recorded Plat

Correspondence Received



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

## Exhibit A

ZONING CASE#: C14-2022-0053

1" = 400'

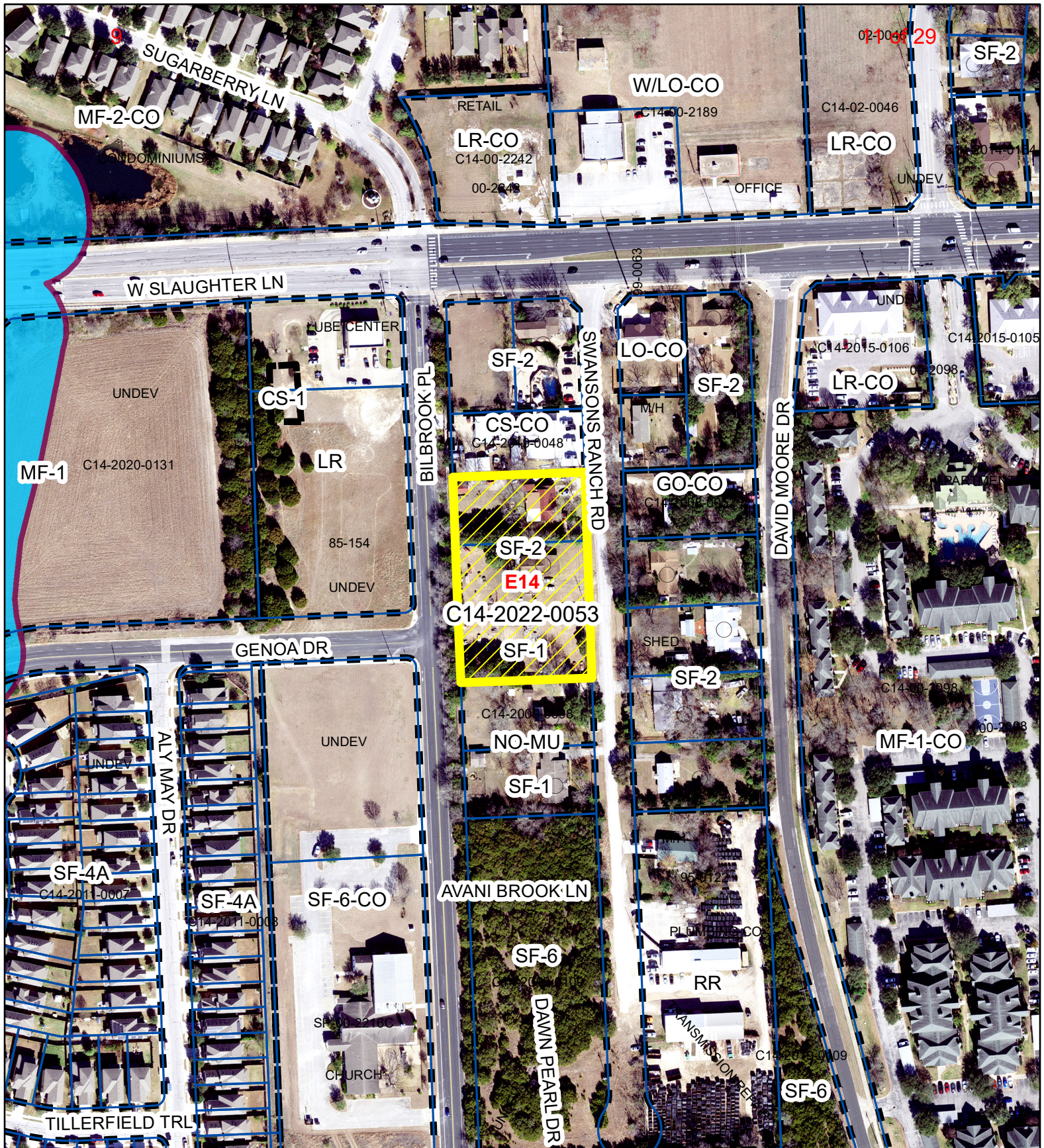
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



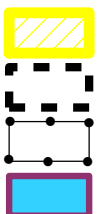
Created: 5/3/2022





## Swansons Ranch Single Family

Exhibit A - 1



SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

ZONING CASE#: C14-2022-0053

LOCATION: 9608, 9700, & 9702 Swansons Ranch Rd

SUBJECT AREA: 1.53 Acres

GRID: E14

MANAGER: Wendy Rhoades



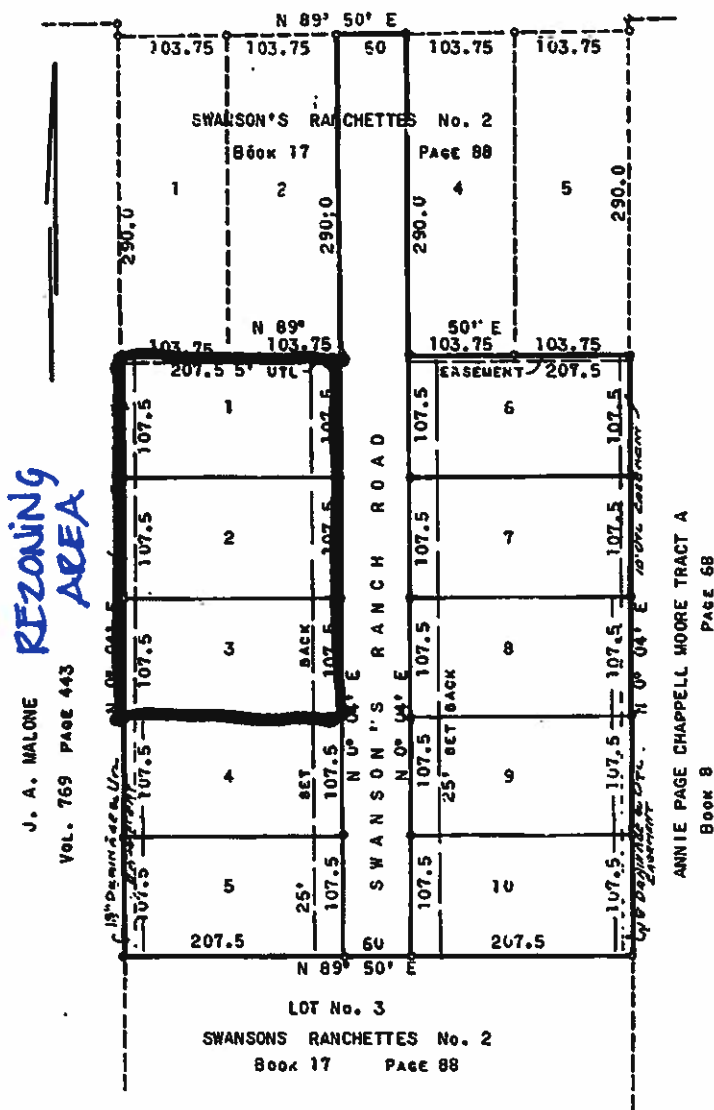
Created: 5/10/2022

1" = 200'

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



73 SLAUGHTER LANE 80 70



RESUBDIVISION OF A PORTION OF LOT No. 3

SWANSON'S RANCHETTES No. 2

SCALE 1" = 100'

9 IRON STAKE

FILED FOR RECORD ON THE 24 DAY OF Feby

A. D. 1964 AT 3:00 O'CLOCK P. M.  
 EMILIE LIMBERG, COUNTY CLERK, TRAVIS COUNTY, TEXAS  
 BY James Wacker DEPUTY.

STATE OF TEXAS::

COUNTY OF TRAVIS::

I, EMILIE LIMBERG, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE

FILING FOR RECORD OF THIS PLAT ON THE 24<sup>th</sup> DAY OF Feb.

A. D. 1964, AND THAT THE SAID ORDER IS DULY RECORDED IN THE MINUTES OF SAID COURT IN BOOK 3, PAGE 355.

WITNESS MY HAND AND THE SEAL OF SAID COUNTY ON THIS THE 24<sup>th</sup> DAY OF Feb. A. D. 1964

EMILIE LIMBERG, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, BY P. Hayden DEPUTY.



STATE OF TEXAS::

COUNTY OF TRAVIS:: ANDY ALL MEN BY THESE PRESENTS:

THAT I, TED A SWANSON, OWNER OF LOT No. 3 IN SWANSON'S RANCHETTES, No. 2, IN TRAVIS COUNTY, TEXAS, ACCORDING TO A PLAT OF RECORD IN BOOK 17, PAGE 88, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ME BY DEED RECORDED IN VOL. 2405, PAGE 636, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY ADOPT THIS PORTION OF SAID LOT No. 3 AS MY SUBDIVISION TO BE KNOWN AS

"A RESUBDIVISION OF A PORTION OF LOT No. 3, SWANSON'S RANCHETTES No. 2"

AND DO HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND ON THIS THE 8<sup>th</sup> DAY OF January,

A. D. 1964.

Ted A. Swanson  
 TED A. SWANSON.

STATE OF TEXAS::

COUNTY OF TRAVIS::

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TED A. SWANSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING, AND HE ACKNOWLEDGED TO ME THAT HE SIGNED IT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8<sup>th</sup> DAY OF January, A. D. 1964.

Walter L. Lawrence  
 NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 23.27 OF 1954 HAS BEEN COMPLIED WITH.

Joak Rainey, P. S. AND P. E.  
 JANUARY 7, 1964

APPROVED FOR ACCEPTANCE Feb. 18, 1964

Hal M. Osborne  
 HAL M. OSBORNE, DIRECTOR OF PLANNING.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING

COMMISSION OF THE CITY OF AUSTIN, TEXAS

February 18, 1964 David B. Barrow  
 CHAIRMAN

W. L. Lawrence SECRETARY

EACH HOUSE IN THIS SUBDIVISION MUST BE CONNECTED TO A SEPTIC TANK OF NOT LESS THAN 500 GAL. CAPACITY AND WITH OUTFALL LINES OF NOT LESS THAN 150 FEET IN LENGTH, CONSTRUCTED IN ACCORD WITH SPECIFICATIONS APPROVED BY THE COUNTY-CITY HEALTH AUTHORITIES AND BUILT UNDER THEIR SUPERVISION.

THE APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY IN NO WISE OBLIGATES THE COMMISSIONER'S COURT OR THE COUNTY TO BUILD ANY ROADS, CULVERTS, BRIDGES OR OTHER STRUCTURES. ALL SUCH CONSTRUCTION MUST BE DONE BY THE OWNER OR SUBDIVIDER UNDER THE SPECIFICATIONS APPROVED BY THE COMMISSIONER'S COURT AND UNDER THEIR SUPERVISION.

STATE OF TEXAS::

COUNTY OF TRAVIS::

I, EMILIE LIMBERG, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 24

DAY OF Feby A. D. 1964, AT 3 O'CLOCK P. M., AND DULY RECORDED ON THE 24 DAY OF Feby A. D. 1964

AT 3 O'CLOCK P. M., IN THE PLAT RECORDS OF SAID COUNTY, IN BOOK 19, PAGE 38.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT ON THE DAY LAST WRITTEN ABOVE.

EMILIE LIMBERG, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, BY James Wacker DEPUTY



EXHIBIT B  
 RECORDED PLAT

**From:** [Rhoades, Wendy](#)  
**To:**  
**Cc:**  
**Subject:** RE: Comments on C14-2022-0053 - Swansons Ranch Single Family  
**Date:** Thursday, July 7, 2022 4:15:00 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)

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Heather,  
 Please find responses from staff below.

Sincerely,  
 Wendy Rhoades

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**From:** Heather Venhaus  
**Sent:** Thursday, July 7, 2022 12:31 PM  
**To:** Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>  
**Cc:** Bill Meacham; 'Michelle Adams' 'Patricia Michael' Ashley Kelm  
**Subject:** Re: Comments on C14-2022-0053 - Swansons Ranch Single Family

\*\*\* External Email - Exercise Caution \*\*\*

Thank you, Wendy. A few more clarification questions:

1. We understand that the subject tract is not in the WUI wildfire risk zone but the neighborhood depending on Bilbrook for evacuation is in the WUI and is mapped as high risk. The AFD response indicates they did not assess the neighborhood risk, only the WUI status and other regulatory requirements of the new development. I assume the red hatch on the map below is showing the WUI, is that correct? **RESPONSE:** Yes, that's correct.
  2. Regarding the COA recommendation for SF3 zoning that will be released later this month, can the recommendation include a CO for access only to Swanson Ranch Road? This would be a good compromise between the developer and neighborhood and win for additional housing. **RESPONSE:** The Applicant can certainly agree to prohibit vehicular access to Billbrook, or ZAP could recommend it, or Council could approve the access restriction.
  3. Regarding the response from ATD below. The TIA for the Messenger Tract was conducted prior to rezoning of 1434 Genoa (SP-2022-0205C) which is now in COA site plan review. The Genoa development was rezoned to MF1 and will include 61 townhomes. This traffic will depend on Bilbrook drive. According to the ITE Manual this is an additional 576 trips per day with the PM peak being the highest. Was the 1434 Genoa development traffic impacts included in the ATD response below? **RESPONSE:** No, because a site plan has not been submitted for 1434 Genoa Drive (C14-2020-0131 – FPT Apartments).
1. Traffic at the Slaughter/Bilbrook intersection backs up past the proposed lots. Vehicle will not be able to make a left-hand turn off Bilbrook into the development due to the congestion at the light. This will cause south bound traffic on Bilbrook into the neighborhood to stop and backup onto Slaughter Lane. Is Bilbrook wide enough to accommodate an additional south bound turning lane into the development, without impeding the north bound turning lanes? **RESPONSE:** ATD has analysis from the TIA performed with the Messenger Tract that indicates the typical queue lengths for northbound vehicles at Bilbrook are 168' and 124' in the AM and PM peak periods, respectively; the tracts proposed for rezoning are roughly 270' from the intersection. Given that the majority of left-turns into the site's future driveways will be made in the PM as people

return their house, the shorter average queue length in the PM period suggests that vehicles will be able to freely turn left into the subject lots. Furthermore, Messinger Tract developer paid into an improvement to provide northbound dual left-turn lanes on Bilbrook Place, which will increase the capacity for vehicles on the northbound approach and should lead to shorter queue lengths.

As always, we greatly appreciate you helping us understand the details of this case while we search for solutions that meet the needs of the neighborhood and the city.

Heather  
Texas Oaks South Neighborhood Association

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**From:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>

**Date:** Thursday, July 7, 2022 at 10:57 AM

**To:** Heather Venhaus

**Cc:** Bill Meacham 'Michelle Adams', 'Patricia Michael' , Ashley Kelm, Craig, Ken  
<[Ken.Craig@austintexas.gov](mailto:Ken.Craig@austintexas.gov)>

**Subject:** FW: Comments on C14-2022-0053 - Swansons Ranch Single Family

Heather,  
Please find response from Tom Migl with AFD below.

Sincerely,  
Wendy Rhoades

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**From:** Migl, Tom <[Tom.Migl@austintexas.gov](mailto:Tom.Migl@austintexas.gov)>

**Sent:** Thursday, July 7, 2022 10:49 AM

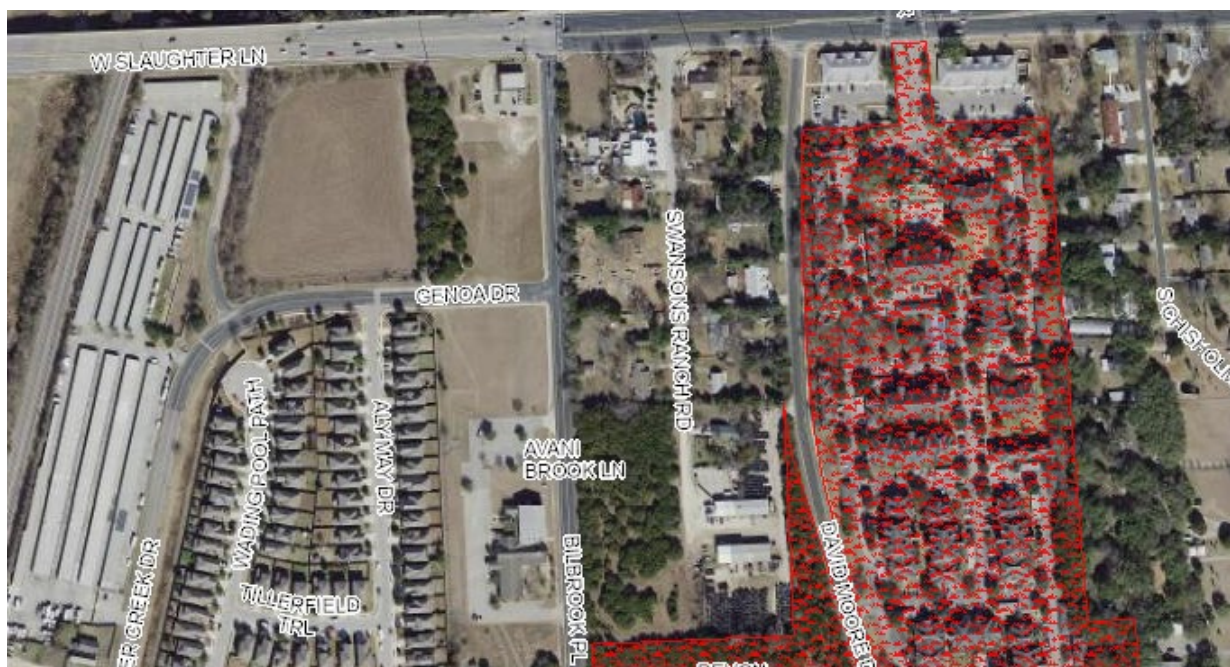
**To:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>

**Subject:** RE: Comments on C14-2022-0053 - Swansons Ranch Single Family

Wendy,

At this phase, AFD looks at access, water availability, and non-compatible uses associated with record hazmat permits. AFD found the subject tract is not in the WUI wildfire risk zone (see map below). There is a water supply and access is provided with existing streets.

Floodplains and flood management is under the authority of Watershed Engineering not AFD.



### Tom Migl, P.E. | Fire Protection Engineer

6310 Wilhelmina Delco Dr · Austin, TX · 78752

D: 512.974.0164 | C: 512.786.5685 | [www.austinfiredpartment.org](http://www.austinfiredpartment.org)

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**From:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>

**Sent:** Wednesday, July 6, 2022 6:57 PM

**To:** Migl, Tom <[Tom.Migl@austintexas.gov](mailto:Tom.Migl@austintexas.gov)>

**Subject:** FW: Comments on C14-2022-0053 - Swansons Ranch Single Family

Hi Tom,

I have a rezoning case located at 9608, 9700, and 9702 Swansons Ranch Road (see attached map). The Texas Oaks South neighborhood to the south has expressed concerns that they are located within a high-risk wildfire zone. Could you let me know if AFD's review of the above-referenced rezoning included evacuation and neighborhood safety related to fire and flooding?

I have stated that AFD conducts its own review of rezoning cases and has recommended approval of this rezoning case, and the neighborhood has requested further clarification of my response.

Thank you,  
Wendy

**From:** Heather Venhaus

**Sent:** Wednesday, July 6, 2022 6:27 PM

**To:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>; Bill Meacham <[bmeacham01@gmail.com](mailto:bmeacham01@gmail.com)>

**Cc:** 'Michelle Adams' <[michelle@airpropertygroup.com](mailto:michelle@airpropertygroup.com)>; 'Patricia Michael' <[patricia@patriciamichaeldesign.com](mailto:patricia@patriciamichaeldesign.com)>; Ashley Kelm <[ashley.kelm@gmail.com](mailto:ashley.kelm@gmail.com)>; Craig, Ken <[Ken.Craig@austintexas.gov](mailto:Ken.Craig@austintexas.gov)>

**Subject:** Re: Comments on C14-2022-0053 - Swansons Ranch Single Family

\*\*\* External Email - Exercise Caution \*\*\*

Hello Wendy,

I am confused about this correspondence:

1. Our neighborhood is located in a high-risk wildfire zone. Was AFD consulted regarding neighborhood evacuation safety as part of the ATD review? **RESPONSE:** No. AFD conducts its own review and recommended approval of the rezoning case.

Please clarify the following:

1. Did the AFD review of this rezoning case specifically include evacuation and neighborhood safety related to fire and flooding?

Thank you!

Heather Venhaus

Texas Oaks South Neighborhood Association

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**From:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>

**Date:** Wednesday, July 6, 2022 at 4:00 PM

**To:** Heather Venhaus, Bill Meacham **Cc:** 'Michelle Adams', 'Patricia Michael', Ashley Kelm, Craig, Ken [Ken.Craig@austintexas.gov](mailto:Ken.Craig@austintexas.gov)

**Subject:** FW: Comments on C14-2022-0053 - Swansons Ranch Single Family

Hi Heather,

Please see my responses below.

Sincerely,

Wendy Rhoades

---

**From:** Heather Venhaus

**Sent:** Wednesday, June 1, 2022 2:22 PM

**To:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>; Bill Meacham

**Cc:** 'Michelle Adams'; 'Patricia Michael'; Ashley Kelm ; Craig, Ken [Ken.Craig@austintexas.gov](mailto:Ken.Craig@austintexas.gov)



**Subject:** Re: Comments on C14-2022-0053

\*\*\* External Email - Exercise Caution \*\*\*

Hi Wendy,

Thank you for the prompt follow-up. A few more questions.

1. Has the City made a recommendation regarding this case? If so, where can we find it? If not, when would we expect to see the recommendation? **RESPONSE:** Yes, the Staff is recommending SF-3 zoning for this case. A complete Staff report which includes the recommendation will be available on Friday, July 29<sup>th</sup>.

I think it is important to note, we understand the need for more housing and density, but density does not work in all scenarios, particularly neighborhoods like ours with high fire and flood risks, and evacuation issues. This development could provide more housing for Austin and not increase our neighborhood risks by simply not connecting vehicles to Bilbrook. Our neighborhood could support the development if there is no connection, other than pedestrian or bicycle, to Bilbrook lane. Is this something the COA can consider as part of the recommendation, if it has not yet been made?

2. Will answers from ATD impact the recommendation? **RESPONSE:** Please see responses from ATD below. ATD did not make any access-related recommendations to be incorporated into a -CO, Conditional Overlay that is added to the zoning string (i.e. SF-3-CO) for this rezoning case.
3. Do you expect the ZAP meeting to be in June? **RESPONSE:** I will schedule this case for the August 2<sup>nd</sup> Zoning and Platting Commission meeting and the September 1<sup>st</sup> City Council meeting. The public hearing notice will be mailed out by Friday, July 22<sup>nd</sup>.

Sincerely,  
Heather Venhaus  
Texas Oaks South Neighborhood Association

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**From:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>

**Date:** Wednesday, June 1, 2022 at 12:23 PM

**To:** Heather Venhaus, [Bill Meacham](#) **Cc:** 'Michelle Adams', 'Leslie McCollom (work)', 'Patricia Michael', 'Carlos Austin', 'Denise Geleitsmann', [Ashley Kelm](#)

**Subject:** RE: Comments on C14-2022-0053

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Hi Heather,

Please see my responses to the zoning related questions below. I have forwarded to ATD staff for responses on the remaining questions.

Sincerely,  
Wendy Rhoades

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**From:** Heather Venhaus

**Sent:** Tuesday, May 31, 2022 4:00 PM

**To:** Bill Meacham; Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>

**Cc:** 'Michelle Adams' ; '[Leslie McCollom \(work\)](#)'; 'Patricia Michael' ; 'Carlos Austin'; '[Denise Geleitsmann](#)'; Ashley Kelm

**Subject:** Re: [Comments on C14-2022-0053](#)

\*\*\* External Email - Exercise Caution \*\*\*

Hi Wendy,

I apologize for the duplicate email, but we have two more questions. Please add them to the group below.

1. Has the Applicant committed to affordable housing? Is the Applicant working with City of Austin staff to confirm affordable housing in any way? **RESPONSE:** The Applicant has not filed the rezoning application as a SMART Housing case which commits a certain number of units as affordable housing for 40 years, therefore, any arrangements regarding the provision of affordable housing units would be private.
2. Our neighborhood is located in a high-risk wildfire zone. Was AFD consulted regarding neighborhood evacuation safety as part of the ATD review? **RESPONSE:** No. AFD conducts its own review and recommended approval of the rezoning case.

Thank you!

Heather Venhaus

Texas Oaks South Neighborhood Association

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**From:** Bill Meacham

**Date:** Tuesday, May 31, 2022 at 3:38 PM

**To:** 'Rhoades, Wendy' <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>

**Cc:** 'Heather Venhaus' , '[Michelle Adams](#)', '[Leslie McCollom \(work\)](#)', 'Patricia Michael';, 'Carlos Austin', '[Denise Geleitsmann](#)'

**Subject:** RE: [Comments on C14-2022-0053](#)

Thank you, Wendy. With our opposition to additional traffic on Bilbrook we are very concerned that staff says that driveways onto Bilbrook would be allowed. We have some additional questions. Could you please forward them to the ATD review staff?

1. Can the units have access to both Bilbrook and Swanson Ranch Road? In other words, a driveway to both roads? **RESPONSE:** Thru lots are not permitted for SF uses. If the properties are

resubdivided or existing plat is amended, this condition would be enforced.

2. If the lot address is Swanson Ranch Road, how can the main driveway be on Bilbrook? **RESPONSE:** If the existing lots are used (i.e., not subdivided) and new residential construction faces Billbrook, they'll have a Billbrook address. Similarly, if new residences face Swansons Ranch Road, they'll have a Swansons Ranch Road address. If a resubdivision occurs, then the lots can face on street or the other, but would not have access to both.
3. How many driveways could be allowed onto Bilbrook? **RESPONSE:** Depends on how the lots are developed. If it is a singular development, the Transportation Criteria Manual would regulate the number of driveways based on spacing requirements. Bilbrook is a level 1 roadway so a driveway could be permitted every 50' (this includes adjacent properties). If each lot is developed independently as SF homes, then 1 driveway is permitted per lot.
4. It is not clear how the 14 single family units comply with the SF-3 zoning, which has a maximum number of two units per lot. Please explain. **RESPONSE:** The three existing platted lots could be resubdivided to create additional lots. The minimum lot size for an SF-3 zoned lot is 50 feet and the rezoning area's frontage is approximately 320 feet. Therefore, six lots could be achieved under with a 50' frontage for each lot. It is possible that an additional lot could be created using a flag lot configuration. A conceptual subdivision layout is not required at the zoning stage.
5. Traffic at the Slaughter/Bilbrook intersection backs up past the proposed lots. Vehicle will not be able to make a left-hand turn off Bilbrook into the development due to the congestion at the light. This will cause south bound traffic on Bilbrook into the neighborhood to stop and backup onto Slaughter Lane. Is Bilbrook wide enough to accommodate an additional south bound turning lane into the development, without impeding the north bound turning lanes? **RESPONSE:** ATD has analysis from the TIA performed with the Messinger Tract that indicates the typical queue lengths for northbound vehicles at Bilbrook are 168' and 124' in the AM and PM peak periods, respectively; the tracts proposed for rezoning are roughly 270' from the intersection. Given that the majority of left-turns into the site's future driveways will be made in the PM as people return their house, the shorter average queue length in the PM period suggests that vehicles will be able to freely turn left into the subject lots. Furthermore, Messinger Tract developer paid into an improvement to provide northbound dual left-turn lanes on Bilbrook Place, which will increase the capacity for vehicles on the northbound approach and should lead to shorter queue lengths.
6. Through the zoning process, can access to Bilbrook be restricted? What are the steps? **RESPONSE:** Vehicular access to Billbrook could be restricted through a Conditional Overlay (-CO) that is added to the zoning string, i.e. SF-3-CO with the -CO limiting vehicular access.

Regards,

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Bill Meacham, Secretary, Texas Oaks South Neighborhood Association

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**From:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>  
**Sent:** Monday, May 30, 2022 2:44 PM  
**To:** Bill Meacham **Cc:** 'Heather Venhaus'; 'Michelle Adams'; 'Leslie McCollom (work)'; 'Patricia Michael'; 'Carlos Austin'; 'Denise Geleitsmann'  
**Subject:** RE: Comments on C14-2022-0053

Good afternoon Bill,

Please see a complete set of responses below.

Wendy

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**From:** Rhoades, Wendy  
**Sent:** Friday, May 20, 2022 1:07 PM  
**To:** Bill Meacham  
**Cc:** 'Heather Venhaus'; 'Michelle Adams'; 'Leslie McCollom (work)'; 'Patricia Michael'; 'Carlos Austin'; 'Denise Geleitsmann'  
**Subject:** RE: Comments on C14-2022-0053

Good afternoon Bill,

I have forwarded your questions to ATD review staff and will send along their responses as soon as I hear from them.

Under SF-3 zoning, the maximum number of units per lot is two. SF-3 zoning allows for single family residences, duplex residential use, and two-family residential use (a primary single family residence plus an accessory dwelling unit).

Sincerely  
Wendy Rhoades

---

**From:** Bill Meacham  
**Sent:** Friday, May 20, 2022 12:11 PM  
**To:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>  
**Cc:** 'Heather Venhaus'; 'Michelle Adams'; 'Leslie McCollom (work)'; 'Patricia Michael'; 'Carlos Austin'; 'Denise Geleitsmann'  
**Subject:** Comments on C14-2022-0053

\*\*\* External Email - Exercise Caution \*\*\*

Good afternoon, Wendy. On behalf of residents of Texas Oaks South I have some comments and questions about C14-2022-0053, the request to rezone 9608, 9700, and 9702 Swanson Ranch Road from SF-1 and 2 to SF-3.

Our main concern is traffic on Bilbrook Place. We strongly oppose anything, such as curb cuts from these lots onto Bilbrook, that would increase vehicular traffic on Bilbrook. It's a question of safety.

The Malone and Messinger subdivisions, which are under construction, will increase traffic load, as will the approved MF1 FTP development. We certainly don't need to add any more vehicular traffic from Swanson Ranch Road. The greater the traffic, the greater the risk of catastrophe if our neighborhood had to evacuate because of fire, flood, or other emergency.

Our safety concerns are elevated by the failed Bilbrook/Slaughter intersection. The intersection of Bilbrook Place and Slaughter Lane is already in Failed status, and the planned addition of another left turn lane from Bilbrook onto Slaughter won't change it. Improvements will reduce delay at the intersection, but it will still provide a service level of F.

We understand the need for more density and housing in Austin. We would not necessarily oppose the zoning change to accommodate duplexes so long as the development does not connect vehicles to Bilbrook. We can also support pedestrian and bike connection between Bilbrook and Swanson Ranch Road.

Please forward these comments to the traffic and safety staff responsible for reviewing this request.

In addition, I hope you can address the following questions:

1) Does Swanson Ranch Road currently meet COA residential road standards? **RESPONSE:** Swanson Ranch Road does not currently include all the elements of a local or residential street per the Transportation Criteria Manual.

2) Will this development trigger improvements to Swanson Ranch Road such as road width or additional curbs and gutters? **RESPONSE:** The proposed 14 single family units will generate approximately 165 vehicle trips per day, not enough to trigger a requirement to upgrade the site's boundary street to an urban standard. The new subdivision will be subject to the Street Impact Fee.

3) If zoning is passed, will it be possible for the developer to connect Swanson Ranch Road to Bilbrook Lane? **RESPONSE:** The creation of a through lot is prohibited in a single-family residential subdivision unless access to one of the abutting streets is prohibited.

4) If the zoning is passed, will it be possible for the developer to connect driveways to Bilbrook lane? **RESPONSE:** Yes.

5) What is the maximum number of dwelling units that will be allowed on the parcel with a SF3 zoning? **RESPONSE:** Under SF-3 zoning, the maximum number of units per lot is two. SF-3 zoning allows for single family residential use, duplex residential use, and two-family residential use (a primary single family residence plus an accessory dwelling unit).

Thanks for your attention to these comments and questions.

Regards,

---

Bill Meacham

# Neighborhood concerns about 9608 – 9702 Swansons Ranch Road rezoning (C14-2022-0053)

Three lots on Swansons Ranch Road in far South Austin. Existing zoning SF-1. Requested zoning SF-3.

## Summary

We understand the need for additional housing, but we oppose the rezoning to SF-3 because of safety concerns. In case of an emergency evacuation, increased traffic would endanger everyone in a 623-acre area, which has extremely limited access. A viable compromise would be to require a Conditional Overlay on the proposed development forbidding vehicular access to Bilbrook Drive. This would create a win/win that would allow the zoning change as requested by the owner, help address housing shortages within the community, and alleviate our concerns regarding safety.

## Safety should be a priority

**Allowing more traffic on Bilbrook Place would endanger the safety of 1,865 households and two churches.**

The impacts of the proposed development contradict the City of Austin Vision Zero and Strategic Mobility Plan, which direct decision-makers to "Prioritize the protection of human life over all else in the planning, design, and operation of Austin's transportation network."

**1,865 households in a neighborhood with high fire and flood risk have only one signalized intersection for entrance and egress.** Due to unique geographic constraints, all current residents, two churches, and all future developments are dependent on Bilbrook. This 40-foot-wide collector road offers the only option for heading west onto Slaughter. The most recent NTA stated that the Slaughter Lane / Bilbrook intersection is already at capacity and there is no room for additional improvements.

- The November 2020 Messinger TIA shows that even with the agreed mitigation strategies the **Bilbrook/Slaughter intersection will have an LOS of F (fail) in the AM and PM hours. This does not include the 2021 approved MF1 at Genoa drive** that is currently in site review and will have an **additional 62 condos and 558 daily trips**. Bilbrook provides the primary access and is the **only westbound option** for the entire 623-acre area.
- Additional trips and ingress/egress driveways from the proposed development would **increase the delay at the already-failed intersection** and potentially interfere with turning lanes onto Slaughter. Southbound vehicles on Bilbrook attempting to turn left into the proposed development could back up traffic behind them, even impeding traffic on Slaughter Lane.
- Additional traffic and driveways onto Bilbrook will impact daily commuter safety and delay or potentially **block emergency vehicle access and neighborhood evacuation routes needed for fire and flood**.
- The Bilbrook and Slaughter intersection experienced a **400% increase in crashes** in recent years. ATD has identified **Slaughter Lane** as is one of 13 **high-injury roadways** in Austin.

- **The capacity of David Moore Drive is limited.** David Moore has no westbound option. The road is often blocked by traffic on Slaughter stopped at Texas Oaks Drive. This level-one street can be accessed only through other neighborhood residential streets that have parking on both sides and inadequate width for commuter traffic. Hence it is not a viable alternative to Bilbrook Place.

## Fire Danger

**This area is located within the Wildland-Urban Interface and is identified as high fire risk by AFD.** The neighborhood had a road-closing wildfire in 2011. **AFD has noted that there is a “serious evacuation problem in this neighborhood. People have to be able to evacuate themselves and cannot rely solely on emergency services.”** Priority evacuation may be required.

The city could not make all the Bilbrook and David Moore lanes northbound because emergency vehicles would have to get in.

Evacuation through Paredes Middle School is not an option because AFD will need to secure the school and traffic will be a nightmare with panicked parents arriving to get their children.

## Housing realities

The developer has taken **no actions** with the City of Austin **to ensure low-income housing**. The lots in the Messinger development are selling for between \$500,00 and \$650,000, which are not affordable for low-income buyers. The Messinger development has attracted out-of-town investors with up to 50% of the housing being owned by individuals/organizations outside of Austin.

## Our Requests

We ask ZAP to recognize the safety, traffic and wildfire concerns of the 1,865 households and 623-acre area.

- If SF-3 is approved, require a Conditional Overlay forbidding direct vehicular access to Bilbrook. Require all vehicular access to be via Swansons Ranch Road. The neighborhood supports bicycle and pedestrian connections to Bilbrook.
- If the Conditional Overlay is not a viable option, keep the zoning as is.
- Direct staff to work with our neighborhood toward a comprehensive neighborhood plan that accommodates new development while also protecting the safety and livability of the 623-acre area which includes City and ETJ.

## Contact Information

Several neighborhoods are working together closely on this issue. For ease of communication, we have one point of contact: Michelle Adams, Texas Oaks South Neighborhood Association, 611 Kingfisher Creek Drive, Austin TX 78748; 512-574-2969.



9 The red outline is a pocket of land currently including 1,865 households and two churches. All development in the 623 acres, including ETJ, are dependent on Billbrook

There is no access from G to F, FI must use SlaughterCreek Dr. to Genoa, to Billbrook.

A -Approved MF1. Currently in site plan and includes 62 condos.

B- Hollows at SlaughterCreek -SF4

C-Messinger-221 units currently under construction. 70% complete.

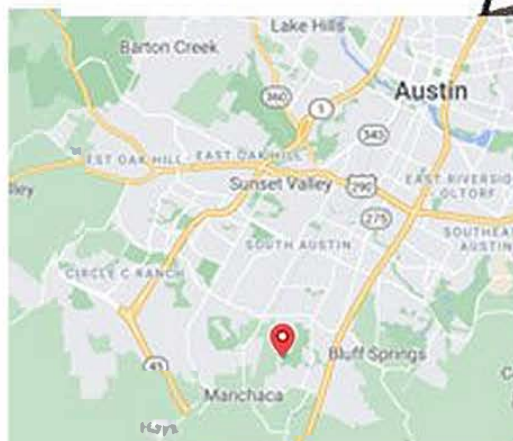
D - Malone SF4 - 100% complete

E - Church

F - Slaughter Creek Acres neighborhood ETJ

G - Texas Oaks

H - Chappell Lane - No access



Wildfire Risk

Lowest

Moderate

Elevated

High

Highest

→ Railroad Tracks

□ Structures (2017 Data)

2,000 Feet

Austin Fire | Wildfire  
January 2020





## The Hollow at Slaughter Creek Homeowners Association

August 8, 2022

Zoning and Platting Commission

Attn: Wendy Rhoades

RE: August 16, 2022, Public Hearing / Case Number C14-2022-0053

Dear, Commission Members –

The residents of the Hollow at Slaughter Creek (HaSC) subdivision have several safety concerns regarding the proposed rezoning on Swansons Ranch Road (C14-2022-0053), as outlined below.

- Our neighborhood faces specific geographic constraints (North – Slaughter Ln overpass; West – Union Pacific railroad; South – Additional neighborhoods and Slaughter Creek; and East – Mary Searight Moore Park and Paredes Middle School), making Bilbrook our primary entry and exit point. We depend on Genoa Dr. to exit our community and then turn onto Bilbrook to reach Slaughter Ln. Current traffic conditions make turning left from Genoa Dr. to Bilbrook challenging, and the area cannot be improved with a signal because of its proximity to Slaughter Ln.
- There are no plans for additional roadways into our area and the intersection at Bilbrook and Slaughter Ln is at capacity. The intersection provides the only signalized option and west bound turning lane for our neighborhood. A Traffic Impact Analysis for the approved SF6 Messinger development stressed the serious challenges of this intersection and a level F Loss of Service, which does not include the 2021 approved MF1 at Genoa Drive that is currently in site review. That development will add 62 condominiums and 558 daily trips.
- The City of Austin Fire Department classifies our neighborhoods as high risk. It is critical that we have a safe, efficient way to exit the area, if a fire were to occur. The Austin Fire Department agrees that there is a “serious evacuation problem in this neighborhood.” Increased traffic on Bilbrook would delay or potentially block emergency vehicle access and neighborhood evacuation routes needed in a fire emergency.

Considering this information, we respectfully request the following -

- If SF-3 is approved, require a Conditional Overlay forbidding curb cuts or direct vehicular access to Bilbrook. Require all vehicular access to be via Swansons Ranch Road. The neighborhood supports bicycle and pedestrian connections to Bilbrook.
- If the Conditional Overlay is not an option, select a zoning category that does not allow the lots to be split into smaller units and does not increase traffic on Bilbrook.

We appreciate the opportunity to share our concerns and believe a “win-win” solution can be reached for all involved. If you have any questions, please contact our neighborhood representative, Ashley Kelm, at 512.922.6729 or at [ashley.kelm@gmail.com](mailto:ashley.kelm@gmail.com).

Sincerely,

Residents of the Hollow at Slaughter Creek Neighborhood

***Please Note:*** This letter was shared with owner residents of the Hollow at Slaughter Creek Neighborhood, which is located directly west of the zoning site. 76 owners signed the letter. No opposition to the letter was received. The list of residents who signed is attached.

Owner First & Last Name	Owner Address
Adam Harper	1408 Middlefield Ct. Austin, TX 79748
Adam Shipley	10157 Aly May Dr., austin, tx 78748
Akash Borate	9925 Wading Pool Path
Alex Cope	9908 Aly May Dr.
Allison Torres	10020 Aly May Dr.
Alma Marie Ojeda	10009 Aly May Dr
Andrew Bower	9900 ALY May dr, Austin TC 78748
Angela Lambirth	10104 Aly May Dr, Austin, TX 78748
Angela Pearson	1320 canopy creek way
Anthony Rizzo	1309 Canopy Creek Way
Ashley Clark	9945 Aly May Drive
Ashley Kelm	1404 Meadowsouth Ln
Bianca Alonso	10116 Wading Pool Path Austin, TX 78748
Blynda Atkins	1416 Canopy Creek Way
Bobbie Jo Cardenas	10161 Aly May Drive
Brandon Tippings	1305 Canopy Creel Way, Austin TX 78748
Brian Fox	1312 Cedar Stand Pass, Austin, TX 78748
Brian Hendley	10028 Wading Pool Path
Cecilia Yeo	1320 Meadowsouth Ln, Austin Tx 78748
Cheryl Gutierrez	10113 Aly May Drive
Claudia Mendoza	10001 Aly May Dr Austin TX 78748
Cristina Young	9920 Aly May Drive, Austin TX 78748
DANIEL & MEGAN RODRIGUEZ	1301 TILLERFIELD AUSTIN TX 78748
David Glessner	10016 Aly May Dr.
Edmond lee	10037 aly may
Elizabeth Camarena	1321 Tillerfield Trail Austin, TX 78748
Elsa Alejandra Moran	10020 Wading Pool Path
Heather Van Diest	1420 Canopy Creek Way
Hector Andrew Garcia	10020 Wading Pool Path, Austin, Texas 78748
Jaclyn Daniels	9909 Wading Pool Path Austin Texas 78748
Jaime Gonzalez	9924 Wading Pool Path
Jean Holm	9949 Aly May Dr Austin TX 78748
Jennifer McFarland	1305 Tillerfield, Austin, TX 78748
Jennifer Naughton	9933 Aly May Dr
Jeronimo Robles	9941 Wading Pool Path
Jessica Frey	Jj42000@gmail.com
Joe Cardenas	10161 Aly May Drive
Jonathan Cohen	10000 Wading Pool Path
Jorge Alfaro	9912 Wading Pool Path
Josh Pearson	1302 canopy creek way
Joshua Brazalovich	1413 Meadowsouth Lane Austin TX 78748
Karyn Batson	9957 Aly May Dr

Owner First & Last Name	Owner Address
Kathleen Rosboschil	1412 meadowsouth In Austin tx 78748
Kim Barry	1417 Canopy Creek Dr, Austin, TX 79748
Kyle Jensen	1421 Canopy Creek Way
Lela Lambirth	10104 Aly May Dr.
Lourdes & Joel Bautista	10145 Aly May Dr, Austin TX 78748
Mahalene Louis	10013 Aly May Drive. Austin TX 78748
Marco Cano	1313 Tillerfield Trail
Maria noonan	10017 Aly May Drive
Mary Ann Bell	10045 Aly May Dr
Maximiliano A. Garcia	10020 Wading Pool Path, Austin TX 78748
Michelle Hardwick	10048 Wading Pool Path
Rachel Schwarzendruber	10112 Aly May Drive
Ramiz khan	10036 wading pool path
Randel Powell	10033 Aly May Drive, Austin TX. 78748
Richard Gines	9936 Aly May Drive
Richard Psencik	1316 Meadowsouth Lane
Robert O'Dell	1424 Canopy Creek Way, Austin, Texas 78748
Saraya AlSaffar	1313 Canopy Creek Way
Snow	1404 canopy creek way
Stan Khomenko	10124 wading pool path
Stephanie Nelson	1301 Canopy Creek Way
Stephanie Tawa	1400 Canopy creek
Stephanie Zapien	10036 wading pool path
Stephen Osowski	1413 Cedar Stand Pass
Talia Jimenez	10108 Aly May Dr.
Tanya Fenderbosch	9941 Aly May Dr, Austin TX 79748
Theresa Furst	1320 Tillerfield Trail. Austin TX 78748
Tomas Gutierrez	10113 Aly May Drive
Tyler Turner	1408 Canopy Creek Way Austin TX 78748
Vishwanand Shetti	10100 Aly May Dr. Austin, Tx 78748
Wendy Powell	10033 Aly May Dr
Wendy Savage	1325 Cedar Stand Pass
William Taylor	9953 Aly May Dr Austin TX 78748
Zizhi Cheng	1321 Canopy Creek Way

[View results](#)

Respondent

107

Anonymous

22:42

Time to complete

## 1. What is the Zoning/Rezoning Case Number? \*

Only Zoning/Rezoning Cases open for public comment at this time are available in this list. Not all cases may be scheduled on the PC/ZAP agendas at this time, but here are helpful links to those agendas.

You can find Zoning and Platting Commission Agendas here:

[http://austintexas.gov/cityclerk/boards\\_commissions/meetings/54\\_1.htm](http://austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm)

You can find Planning Commission Agendas here:

[http://austintexas.gov/cityclerk/boards\\_commissions/meetings/40\\_1.htm](http://austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm)

C14-2022-0053 – Swansons Ranch Single Family



## 2. Your name (providing this information will be part of the public record and will be available online)

Jonathan Cohen

More options for Responses

## 3. Your address (providing this information will be part of the public record and will be available online)

10000 Wading Pool Path

## 4. Your zip code (providing this information will be part of the public record and will be available online)

78748

## 5. Position on Zoning/Rezoning \*

I object



## 6. Daytime telephone number (providing this information will be part of the public record and will be available online)

5126099057

I object to this rezoning request. As you are probably aware, congestion has already taken a toll in Austin, and this rezoning will overcrowd our neighborhood to the point of a standstill and will create a very dangerous commute on Bilbrook Pl.

Bilbrook Pl. is currently a traffic clog, with residents from the Hollow at Slaughter Creek and Slaughter Creek Acres using it as the only gateway to exit to Slaughter Lane, and people using the street to access the Extra Space Storage and Reliant Towing business off of Genoa Dr. Rezoning will create a very dangerous intersection at Bilbrook Pl and Genoa Dr., where there is currently only a stop sign and where Genoa has only one lane to turn left to go toward Slaughter Lane.

If this rezoning is granted, there will be significantly more north/south traffic on Bilbrook. Vehicles will backup on Genoa, and they will be forced to make dangerous merges, and cut-off commuters.

Aside from building another Slaughter access road, the only other solution would be to install a traffic light for safe passage, thus causing further backups along Bilbrook. With the short distance from Bilbrook to Slaughter, a traffic light at Genoa Dr. would back vehicles to Slaughter causing a major blockade for eastbound Slaughter traffic.

This of course, is an unacceptable solution as many of us residents have children who are or will attend Casey Elementary School. We cannot have a traffic nightmare where our children could be walking, simply to pick-up more residents in an already overcramped residential area.

Thank you for your time reading.

Sincerely,

Jonathan Cohen

