

**Re: Item #50: C14-2020-0131 – FPT Apartments**  
**Letter from the Hollow at Slaughter Creek Neighborhood**

*Please Note: The letter below was shared with owner residents of the Hollow at Slaughter Creek Neighborhood, which is located directly across the street from the zoning site. 72 owner residents have signed the letter in support of MF-1 zoning, as a compromise. No opposition to the letter was received. The list of residents who signed is attached.*

April 10, 2021

Austin City Council  
City Hall  
301 W. Second St.  
Austin, TX 78701

Dear Council Members -

The residents of the Hollow at Slaughter Creek (HaSC) subdivision have several concerns regarding the proposed rezoning at 1434 Genoa Dr., 78748 (C14-2020-0131), as outlined below. The case will be considered at the April 22 City Council meeting.

**Traffic and Safety:**

In Austin, approximately 95% of peak trips are auto. While residents of the HaSC value and encourage multi-modal transportation options, our location in far south Austin, makes utilizing those options often unrealistic and/or unsafe. Planned City improvements should improve those outcomes over time; however, changes will require significant funding and years to implement, which doesn't alleviate existing concerns.

- There is one primary point of ingress and egress via collector road (Bilbrook Pl.) for the Hollow at Slaughter Creek, Malone, Texas Oaks South, and Messinger communities. These neighborhoods are bordered to the south by Slaughter Creek, the west by the railroad, the east by Mary Moore Searight Park, and the north by Slaughter Ln. Like many other areas in Austin, day to day traffic has grown steadily, but our communities are unique in that we share a single roadway. It is likely that other areas facing similar traffic challenges have at least one alternative route available to them. There are no plans for additional roadways into our area.
- The intersection at Slaughter Ln and Bilbrook Place is at capacity. The intersection is signalized, and there is no room for additional lanes. A recent Traffic Impact Analysis for the approved SF6 Messinger development highlights the significant concerns of this intersection and a level F Loss of Service. The intersection provides the only signalized option and west bound turning lane for the 1650+ household neighborhood.
- Every existing multi-family property along Slaughter Ln. has safe and direct signaled access to Slaughter Ln. The proposed development backs up to the Slaughter Ln. overpass, making direct access impossible. Residents would have to utilize Genoa and Bilbrook for all trips. Furthermore, there is no comparable multi-family development in our area. The nearest multi-family property is zoned MF-1, so the proposed MF-4 option is out of character for the area.

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- 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.” The 2011 Steiner Ranch wildfire demonstrates this vulnerability. Like us, they had one primary road to support a community of thousands trying to exit safely.

**Environmental Impact:**

The HaSC is in the Slaughter Creek Watershed, which holds good-excellent integrity scores, as they relate to water quality and species habitat.

- Increasing the amount of impervious cover in our watershed may decrease water quality and increase the chances of flooding. Directly behind the Hollow at Slaughter Creek is a floodplain that has increased in size due to the Atlas-14 updates (homes are feet away from the 100 yr event). Increasing impervious cover upslope of HaSC may increase the size of the floodplain and may compromise our stormwater infrastructure (channels, inlets, pipes, etc.).
- The drainage area that runs along the western border of our subdivision is at risk of flooding. A sidewalk runs concurrent to the drainage area, and many homes back up to it. Heavy rain events cause water (from the proposed development site and Slaughter Ln bridge runoff) to travel south into our neighborhood, swelling the drainage area to the tops of its banks. The drainage area empties into a retention pond at the southern edge of our subdivision. We have experienced a significant amount of trash and large debris traveling through the stormwater system and into the drainage area and retention pond. The HaSC HOA bears the costs for cleanup and repair.
- By approving a high-density zoning option, like MF-4, for the now vacant lot (pervious/greenspace), vehicle trips per day will be greatly increased, elevating the risk of hydrocarbon pollution to Slaughter Creek and the surrounding watershed.

The HaSC residents acknowledge that we have benefited from the development of residential housing in this area. We are not opposed to future development on this site; however, we strongly believe MF-4, as requested by the developer, and MF-3, as recommended by the City, puts too great a burden on the existing infrastructure - infrastructure that is unable to be improved upon because of permanent constraints (e.g., bridge, Slaughter Creek, and railroad).

We have worked closely with nearby neighborhood associations to study the proposal and consider all zoning options. Our goal is to achieve a mutually beneficial resolution that provides additional housing and preserves the safety of our neighborhoods. As a result, we respectfully request city leaders approve MF-1, as a compromise.

We appreciate the opportunity to share these concerns.

Sincerely,

Residents of the Hollow at Slaughter Creek Neighborhood