

From: [Champe Fitzhugh](#)
To: [Historic Preservation Office](#); [Fahnestock, Sam](#)
Cc: [Jack Richards](#); [REDACTED]; [REDACTED]; [REDACTED] [Betsy Clements](#)
Subject: Knox Lane Development: July 3 Meeting
Date: Wednesday, June 26, 2024 1:38:18 PM

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

To whom it may concern:

My name is Champe Fitzhugh, and I live with my wife and our 3 boys at 7221 Running Rope. We are directly across the street from the entrance to the short Knox Lane cul-de-sac which ends at the Knox property.

At the July 3 meeting, it is my understanding that Mr. Jimmy Nassour intends to speak. Apparently Mr. Nassour represented that he has had several meetings with nearby residents regarding his plan to redevelop the historic Knox property. If that is the case, and I do not believe it is, those meetings did not involve us, despite our being directly impacted by the proposed plans.

The development "plans" continue to experience mission creep. Mr. Nassour now apparently proposes 20 ADUs rather than the original single-family home project. Of course all of his plans have a single entrance and exit, one that involves traffic aimed directly at our home. There is no infrastructure to support the number of vehicles that would involve. There is no accounting for the environmental devastation such a development would entail. This is just a developer, with no regard for anything but his pocketbook, trying to take advantage of a situation.

The Knox property is a historical feature of our neighborhood. It is a scarce natural water source for wildlife. It is a singular property in the City of Austin. Allowing someone to callously destroy that, with an indefinite plan, a single entrance and exit onto a quiet residential street (one that would have to provide for, conservatively, the comings and goings of 40 new vehicles) would be to completely disregard the neighborhoods, the citizens, and the many, many children who regularly ride their bikes up and down Running Rope, use it to walk to school (we have a group of about 9 children who walk to Doss every morning), and to permit the creation of health and safety hazards while allowing the destruction of natural resources. No one would benefit from this plan except for Mr. Nassour and his wealthy investors.

There have not been ANY meetings regarding 20 ADUs. It is completely unreasonable to permit that many residences with one way in and out. In addition to everything else, it would create a hazard for the putative residents, in addition to being a nuisance to my family and our neighbors. Mr. Nassour's proposal is reckless and must, if considered, be reformed to a reasonable number of units considering the natural limits on ingress and egress.

We will not be in town for the July 3, 2024 meeting, but I wanted the Commission to know that we vehemently oppose this covert attempt at destroying neighborhood history, safety, and sanctity.

T. Champe Fitzhugh
Shareholder

Andrews Myers | Attorneys at Law

TEL: 512-900-3053

EMAIL: [REDACTED]

WEB: www.andrewsmyers.com

CONFIDENTIALITY NOTICE: Andrews Myers is a law firm. This electronic transmission and any attachments constitute confidential information which is intended only for the named recipient(s) and may be legally privileged. If you have received this communication in error, please contact the sender immediately. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication by anyone other than the named recipient(s) is strictly prohibited.

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook. For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".