

**From:** [REDACTED]  
**To:** [Fahnestock, Sam](mailto:Sam.Fahnestock@austintexas.gov)  
**Cc:** [REDACTED]; [REDACTED]  
**Subject:** Re: Knox Lane Development: July 3 Meeting  
**Date:** Tuesday, July 2, 2024 12:43:28 PM

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External Email - Exercise Caution

To whom it may concern:

My name is Christopher Spandikow. My wife, twin 8-year old children, and I live at 7219 Running Rope. I completely agree with Mr Fitzhugh’s assessment provided in his email. I won’t repeat those same points here. Instead, I’ll offer my proof-point. My family also has not been in contact with Mr. Jimmy Nassour even though we live right next to the Fitzhugh and across from the Knox property.

I respectfully recommend the committee to not take Mr. Nassour’s word on topics going forward, but would instead suggest that the committee seek proof of all of his claims.

Thank you for your consideration and service.

Best Regards,

Christopher Spandikow

On Thu, Jun 27, 2024 at 9:18 AM Fahnestock, Sam <[Sam.Fahnestock@austintexas.gov](mailto:Sam.Fahnestock@austintexas.gov)> wrote:

Good morning, Mr. Fitzhugh,

Thank you for writing your concerns. I will upload your comments for the Commission to review ahead of the meeting.

Thank you,

	<p><b>Sam Fahnestock</b> <i>Planner II   he/him</i> <b>City of Austin   Planning Department</b> P: (512) 974-3393 E: <a href="mailto:sam.fahnestock@austintexas.gov">sam.fahnestock@austintexas.gov</a> <a href="https://www.austintexas.gov/6310-Wilhelmina-Delco-Drive-Austin-Texas">6310 Wilhelmina Delco Drive, Austin, Texas</a></p>
<p><b>PLANNING DEPARTMENT</b></p>	

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**From:** Champe Fitzhugh <[REDACTED]>  
**Sent:** Wednesday, June 26, 2024 1:38 PM  
**To:** Historic Preservation Office <[Preservation@austintexas.gov](mailto:Preservation@austintexas.gov)>; Fahnestock, Sam <[Sam.Fahnestock@austintexas.gov](mailto:Sam.Fahnestock@austintexas.gov)>  
**Cc:** Jack Richards <[REDACTED]>; [REDACTED]; [REDACTED]; [REDACTED]; Betsy Clements <[REDACTED]>  
**Subject:** Knox Lane Development: July 3 Meeting

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

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