

From: [Jack Richards](#)
To: [Fahnestock, Sam](#)
Cc: [REDACTED]
Subject: RE: Knox Ranch Development in NW Hills
Date: Monday, June 24, 2024 3:35:06 PM

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External Email - Exercise Caution

Mr. Fahnestock-

1. Is there an upcoming hearing re this project? If so, I would like to attend by phone. Where can I sign up for this?
2. I would like my slightly amended comments to be substituted for my earlier email if possible. Please see below for the amended comments.
3. Will you discuss these questions with me? Possibly what I'm asking for is groundless. Possibly not. I would like the City of Austin to help me rather than a developer explaining the law to me, who obviously has a conflict of interest/is adverse to me on this issue.
4. Is the development plan approved, regardless of whether the home is designated "historic"? I was not given notice of this, or at least it's been years since I received any notice.

Thanks,
Jack Richards

Jack Richards | Shareholder | Trop, Pruner & Hu, P.C. | 512.517.6051
Patent Procurement, Litigation, and Counseling

From: Fahnestock, Sam <Sam.Fahnestock@austintexas.gov>
Sent: Monday, June 24, 2024 10:52 AM
To: Jack Richards <[REDACTED]>
Cc: [REDACTED]
Subject: RE: Knox Ranch Development in NW Hills

Hi Mr. Richards,


Thank you for writing in – I understand your concerns. I will add your comments to backup for the case so the Commission may review them ahead of the next meeting, and they can take them into consideration when making their decision.

You may wish to call the applicant to address your questions. You should have received a notice in the mail about the relocation of the house on the property if you live within 500 feet, which has their contact information on it, but here it is just in case:

Ricca Keepers
(512) 550-6508

Ricca is just the one relocating the existing house, but she may be able to put you in contact with the developer. I do not have their information, unfortunately, but I hope you're able to get in contact with the right people to address these issues!

Thank you,

 <p>PLANNING DEPARTMENT</p>	<p>Sam Fahnestock <i>Planner II he/him</i> City of Austin Planning Department P: (512) 974-3393 E: sam.fahnestock@austintexas.gov 6310 Wilhelmina Delco Drive, Austin, Texas</p>
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From: Jack Richards <[REDACTED]>
Sent: Monday, June 24, 2024 8:50 AM
To: Fahnestock, Sam <Sam.Fahnestock@austintexas.gov>
Cc: [REDACTED]; Historic Preservation Office <Preservation@austintexas.gov>
Subject: Knox Ranch Development in NW Hills

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

External Email - Exercise Caution

Hi Mr. Fahnestock-

I live at 7300 Running Rope (on the corner of Running Rope and Knox Lane—big blue house). **I have not met with the developer of the Knox Ranch in years** and now hear things are moving more quickly. I'm not sure who to relate the following to:

1. Running Rope traffic is increasing dramatically. Adding 13 or so lots to the new development will increase the traffic further (e.g., lawn service trucks, UPS trucks, family cars, etc.). And now I hear about 20 additional living units of some sort. Can we alter Running Rope so that the lower portion (East of Knox lane) feeds the new development to Chimney Corners but Running Rope does not connect all the way to Mesa? For example, Chimney Corners at its Northern tip does NOT feed into the adjacent development to its west. Otherwise, Chimney Corners would become a bypass street—like Running Rope is becoming. We could bisect Running Rope so it terminates just west of Knox Lane. That would decrease the traffic on the street and better accommodate the traffic from the new development. **Has anyone done a traffic survey on Running Rope recently? Is Running Rope wide enough for this traffic? The street basically goes to one lane when single homes are built on the street and construction crews stage on opposite sides of the street. Running Rope does not seem equipped for this in the same manner as Mesa or Far West.**
2. Why is the new development gated? Unless they move the gate far into the development, **I'm going to repeatedly be unable to exit my driveway** onto Knox lane because of the aforementioned series of lawn service trucks, UPS trucks, family cars idling at the gate waiting to get into the property. And speaking of idling adjacent my property, a gate adjacent my driveway will increase **noxious fumes adjacent my property**—would could be alleviated if no gate is present or is located so the cars idle further into the development. **Further still, when someone approaches the locked gate...where will they turn around? My driveway.** Why not do away with the gated community

and let people turn around in the hammerhead structure the developer is building within the property instead of my driveway (or my yard when they miss my driveway)? Additionally, if I gate my property to prevent continued backing up into my driveway, how long will a car have to go in reverse to get back onto Running Rope. Maybe this is speculation but maybe not—these seems highly *unsafe* and something the City should be concerned with. Just off the top of my head my neighbors on Knox Lane have grandchildren and Betsy Clements and her neighbor have elementary school kids just at the opening to Knox Lane.

3. How will staging occur so my home is not adjacent construction vehicles (parked along Knox lane) for more than a year?
4. What will become of my tree that overhangs Knox Lane? Will the developer be in charge of trimming the branches? Can they be trimmed to an extent that will allow for the cement trucks etc. to pass? Those are huge trucks that are quite tall. I assume that oak will be just hammered and replaced on some distant property. But isn't it my oak? I guess they will just lop off any branch that extends onto their land.

Can you please direct me to the proper person to address these concerns with?

Thanks,
Jack

Jack Richards | Shareholder | Trop, Pruner & Hu, P.C. | 512.517.6051
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