

**From:** [REDACTED]  
**To:** [Fahnestock, Sam](#)  
**Cc:** [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** Knox Lane -- Relocation Permit--July 3  
**Date:** Thursday, June 27, 2024 10:34:44 AM

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External Email - Exercise Caution

Mr. Fahnestock,

Below are my comments for inclusion in the July 3<sup>rd</sup> Commissioner packet. Also I wish to register to speak by phone. The pertinent registration information is at the end of this email.

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Dear Members,

I object to the proposed relocation permit for the property at 7304 Knox Lane.

James E. Jarrett  
7301 Running Rope  
Austin, TX 78731

**Comments:**

My objections about relocation of the Knox house are four-fold.

1. Relocation does not preserve the house which has been the centerpiece of a large part of the nearby Northwest Hills land. This house has been a major landmark for several generations of Northwest Hills families. As a homeowner that can see the dwelling from my property, I can attest that for at least 32 years it has been decorated during the holidays as a gingerbread house. Not only have nearby families come by on foot to view the spectacle but cars often were parked on Knox Lane so that children and their parents could view this special structure.
2. Communication by the developer and his team with neighbors has been abysmal. I know of only two meetings that have occurred: February 2013 and July 2015. Nothing has been shared in 9 years. And while the postponement from the June 5<sup>th</sup> meeting to this July 3<sup>rd</sup> meeting supposedly was to allow time for providing residents an opportunity to meet with the developer, he has not reached out to schedule anything with us on Running Rope, the street that will be most affected.

At the May 1 Commission meeting, the developer mentioned he had met with

someone from the Northwest Austin Civic Association (NWACA). No date was given. Besides this obvious omission, Commission members should know that NWACA traditionally has never become involved as either a proponent or an opponent of proposed new developments in Northwest Hills.

3. 20 ADUs—Nothing has been communicated by either the developer or the City of Austin about this to my knowledge. We do not know if they have been approved, if these 20 ADUs would be in lieu of, or in addition to, the original 13 single family homes proposed.
4. The traffic situation from the original 13 proposed homes would be bad enough. (There are no sidewalks on Knox Lane, Running Rope, or Spurlock, the nearest adjacent street that leads to Far West and Doss Elementary.) If there are 20 ADUs, the traffic would truly become hazardous for the many families with children. While it may not be within the scope of the Landmark Commission's responsibilities, there needs to be some type of new traffic analysis performed about the anticipated increase in vehicular traffic.

Finally, I want to reiterate that the Knox house exemplifies the history of Northwest Hills. It should not be removed from the property. Ideally it could be repositioned on the property and continue to be a holiday spectacle for families in the future.

Thank you for your consideration.

James E. Jarrett

I wish to speak by phone at the July 3<sup>rd</sup> meeting.

- Name: James Jarrett
- Email: [REDACTED]
- Phone number you will be calling in with: 512-343-1884
- Project address: Knox Ranch (Knox Lane)
- For/against proposed project: I am against approving a relocation permit

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