

From: [Laura Clapp](#)
To: [Contreras, Kalan](#)
Subject: c14H-2024-0162
Date: Friday, January 3, 2025 10:47:41 AM

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Dear Mr. Contreras,

I am in favor of protecting the historical sites at 7304 Knox Lane and rezoning the area as a historic landmark. The home, which I have been in, was hand built and has unique features including its layout and narrow staircase to the second story. It's important that we protect places that remind us of our shared history. The land used to be a boys' camp and today is the habitat of many deer, armadillo, foxes, opossums, and hawks. I'm sure there are many more species there; has there been an environmental study to be certain that these rare seven acres aren't home to any endangered animals?

Thank you,

Laura Clapp

512-534-6637

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From: [Brad Qi](#)
To: [Contreras, Kalan](#)
Subject: Rezoning reponse
Date: Wednesday, January 1, 2025 5:05:33 PM
Attachments: [2024 Rezoning Response.pdf](#)

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Hi Kalan,

Happy New Year!

This is Binbin Qi and Zhi Li. We are the owner of 4003 Greystone Dr. We are sending across our response in favor of the rezoning hearing in regards to 7304 KNOX LN.

Let us know if you have any questions.

Thank you

Brad

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Knox Lane January 7 Zoning and Planning Commission Meeting

From Angie Shepard [REDACTED]

Date Sun 1/5/2025 4:04 PM

To Garcia, Ella <Ella.Garcia@austintexas.gov>; Contreras, Kalan <Kalan.Contreras@austintexas.gov>

Cc [REDACTED]

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To whom it concern:

I'm writing in regards to the Knox Lane zoning and development plan and to voice my household's opposition and concerns about the proposed development. My name is Angela Shepard and my family lives at 7217 Running Rope (a few houses from Knox Lane) and within 500 feet of the Knox Lane site.

We have a 13-year-old who is often walking and riding her bike on Knox lane, and up and down Running Rope. As you know, there are a significant number of families on Running Rope that have much younger children who are riding bikes, playing and running in all the yards on Running Rope and Knox Lane. We have high foot traffic with dog walkers, joggers/walkers, cyclists, families walking their children to Doss, as well as middle school age children walking or biking to Murchison etc. There are no sidewalks or bike lanes on this narrow street, and the constant construction already makes navigating the streets difficult.

Having been a resident on Running Rope since 2007, we've noticed increased traffic with people driving unsafe speeds as they look for short cuts through the neighborhood to avoid Far West Blvd traffic. Alternatives to access the proposed addition need to be considered. The "one way in / one way out" raises other safety concerns in addition to the increased traffic.

Other than a few letters from the City of Austin about potential plans, communication has been poor, and it seems there is no concern for the residents. To my knowledge, there have been no traffic/environmental studies conducted. If there have been, it certainly hasn't been communicated. This is worrisome in itself.

As a result, we are all firmly opposed to the proposal from the developer to build up to 20 units on the historic and environmentally sensitive Knox property based on the following:

(1) The developer intends to use a single, short cul de sac as the sole entry and exit for 20 residences (including ADUs), which could conservatively mean 40 vehicles. Knox Lane is a short cul de sac, perhaps 50 yards long. The developer has not conducted a traffic study to my knowledge. The developer has continually increased the number of planned units for the space, without regard to the effects that these vehicles will have on the neighborhood and the environment. The increased traffic will be dangerous to the children in the neighborhood, bad for the many heritage trees adjoining Knox Lane, and detrimental to the area at large.

(2) As was discussed previously at the historical commission meeting, the Knox property includes a spring fed pool (it has been estimated there may be up to 6 springs), which are believed to house an endangered salamander. To our knowledge, the developer has not conducted any hydrological study purporting to examine the impact that paving a massive portion of this property (the developer plans

to put a private drive in where now there is open ground) will have on recharge zones for these springs or the endangered species inhabiting them. This type of groundwater is a scarce natural resource, one that every citizen has an interest in protecting. No development should occur without an examination of the impact on the watershed of the planned paving.

(3) The Knox site is a known archaeological and historically significant site. The Texas Archaeological commission has recorded the presence of burnt stone middens evidencing previous native American use of the springs. It is likely that there are other sites of significant on the rest of the Knox tract, but no investigation has been made and no preservation efforts have occurred. Allowing important common cultural sites to be disturbed and destroyed so outside financiers can squeeze maximum profit out of a site cannot be what the City of Austin is about. A detailed study of the property needs to be conducted.

These concerns must be addressed, and there needs to be a much better communication plan from the developer and City to the residents.

Thank you, Sincerely,
Angela Shepard

Office: [REDACTED]
Angie Shepard | President of [LawnPop](#)

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Knox Lane January 7 Zoning and Planning Commission Meeting

From Jason Wenzel [REDACTED]

Date Fri 1/3/2025 8:31 AM

To Garcia, Ella <Ella.Garcia@austintexas.gov>; Contreras, Kalan <Kalan.Contreras@austintexas.gov> [REDACTED]

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To whom it concerns:

I'm writing in regards to the Knox Lane zoning and development plan and to voice my household's opposition and concerns with the proposed development. My name is Jason Wenzel, and my family lives at 7216 Running Rope (a few houses from Knox Lane).

While we have no young children, a significant number of families on Running Rope do. It's an active street with regards to children playing in front yards, riding bicycles up and down the street, and walking to visit their friends and neighbors. We have high foot traffic with dog walkers, joggers/walkers, cyclists, families walking their children to Doss, middle schoolers walking or biking to Murchison etc. There are no sidewalks or bike lanes on this narrow street, and the constant construction already makes navigating the streets difficult.

Having been a resident on Running Rope since August 2011, we've noticed increased traffic with people driving unsafe speeds as they look for short cuts through the neighborhood to avoid Far West Blvd traffic. Alternatives to access the proposed addition need to be considered. The "one way in / one way out" raises other safety concerns in addition to the increased traffic.

Other than a few letters from the City of Austin about potential plans, communication has been poor, and it seems there is no concern for the residents. To my knowledge, there have been no traffic/environmental studies conducted. If there have been, it certainly hasn't been communicated.

As a result, we are all firmly opposed to the proposal from the developer to build up to 20 units on the historic and environmentally sensitive Knox property based on the following:

- (1) The developer intends to use a single, short cul de sac as the sole entry and exit for 20 residences (including ADUs), which could conservatively mean 40 vehicles. Knox Lane is a short cul de sac, perhaps 50 yards long. The developer has not conducted a traffic study to my knowledge. The developer has continually increased the number of planned units for the space, without regard to the effects that these vehicles will have on the neighborhood and the environment. The increased traffic will be dangerous to the children in the neighborhood, bad for the many heritage trees adjoining Knox Lane, and detrimental to the area at large.

(2) As was discussed previously at the historical commission meeting, the Knox property includes a spring fed pool (it has been estimated there may be up to 6 springs), which are believed to house an endangered salamander. To our knowledge, the developer has not conducted any hydrological study purporting to examine the impact that paving a massive portion of this property (the developer plans to put a private drive in where now there is open ground) will have on recharge zones for these springs or the endangered species inhabiting them. This type of groundwater is scarce natural resource, one that every citizen has an interest in protecting. No development should occur without an examination of the impact on the watershed of the planned paving.

(3) The Knox site is a known archaeological and historically significant site. The Texas Archeological commission has recorded the presence of burnt stone middens evidencing previous native American use of the springs. It is likely that there are other sites of significant on the rest of the Knox tract, but no investigation has been made and no preservation efforts have occurred. Allowing important common cultural sites to be disturbed and destroyed so outside financiers can squeeze maximum profit out of a site cannot be what the City of Austin is about. A detailed study of the property needs to be conducted.

These concerns must be addressed, and there needs to be a much better communication plan from the developer and City to the residents.

I plan on attending the zoning commission meeting and discussing these points and fully support my neighbors who also oppose this plan.

Thank you,

Jason Wenzel

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Knox Farm in Northwest Hills

From Matt Ellington [REDACTED]

Date Sat 1/4/2025 1:10 PM

To Garcia, Ella <Ella.Garcia@austintexas.gov>; Contreras, Kalan <Kalan.Contreras@austintexas.gov>

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To Whom It May Concern,

I'm writing to oppose the proposed development at Knox Lane. My family lives nearby, and we have three young children. Our street is full of families, and children often walk, bike, and play outside.

The plan to build up to 20 units with a single cul de sac entrance would significantly increase traffic and pose serious safety risks. No traffic study has been done, despite the large number of vehicles this would add. The site also contains springs that may support endangered species, yet no environmental study has been conducted. Additionally, this area holds archaeological significance, but no investigation has been made to protect its cultural heritage.

The developer has not engaged with residents or addressed these concerns. I request that proper studies be conducted before any approval.

Thank you for your consideration.

Sincerely,

Matt Ellington

Matthew Ellington, M.D.

Assistant Professor of Surgery and Perioperative Care

Dell Medical School | The University of Texas at Austin

www.ctpomd.com

[REDACTED]

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