

Questions and Concerns Regarding the Impact of Village Grove Development on Adjacent Landowners

Submitted by Eugene, Brenda, and Rosemary Foster (27106 RR 12 South /Hays County Appraisal Parcel # R19962)

Procedural and Timeline Questions

1. What are the prerequisites and timelines for the P&Z review and approval of the proposed Village Grove development?
2. What are the prerequisites and timelines for City Council review and approval of the corresponding annexation request related to the proposed Village Grove development?
3. What are the prerequisites and timelines for City Council review and approval of the Municipal Utility District (MUD) application related to the proposed Village Grove development?
4. Did the City of Dripping Springs (City) provide advance notification to all adjacent landowners of public hearings, annexation requests, and MUD applications related to the proposed Village Grove development? If not, why not?
5. Why are some adjacent property owners not listed on 'Exhibit A – Legal Description of Land' filed with the MUD application with the City of Dripping Springs?
6. What happens if the City or TCEQ do not provide approval for the MUD application?
7. Is the P&Z aware how the Village Grove development project is being funded?
8. Is the City providing any financial or other incentives to support the proposed Village Grove development?

Environmental Impact Questions

9. Regarding the Village Grove development plan presented for P&Z review:
 - a. Are the road and trail improvements adjacent public or private?
 - b. What number of vehicles are projected to use this road daily in each phase of the development?
 - c. Does the P&Z consider safety, noise, atmospheric, and light impacts on adjacent properties

10. Will the developer be required to place a fence around the proposed development? If so, will the materials, height, etc. be sufficient to mitigate the safety, noise, atmospheric, and light impacts on adjacent property owners?
11. How will P&Z ensure the proposed Village Grove development does not diminish or degrade the quantity and quality of existing water wells on adjacent properties?
12. Has the developer presented Due Diligence documentation regarding the presence of potentially hazardous waste dumps and abandoned well sites within the proposed Village Grove property?
13. Will P&Z and the City be conducting Texas Antiquities Code archeological survey and assessments for the proposed Village Grove development.
14. Has the developer presented a Feasibility Study to the P&Z? If not, will the P&Z require one?
15. Is P&Z coordinating with Hays County to ensure compliance with the Hays County Regional Habitat Conservation Plan?
16. Is P&Z requiring the developer to consult with U.S. Fish & Wildlife regarding potential impacts to threatened and endangered species?
17. How does the landfill located on the 740 Sports Park LLC property impact the development?

Land Use, Utility, and Zoning Questions

18. How will P&Z approval of the proposed Village Grove development affect current land use and zoning of adjacent properties?
19. How many people and at what density will P&Z be approving for occupation of the proposed Village Grove development, initially and eventually as it is completed in phases?
 - a. How many adults?
 - b. How many school age children?
20. How will P&Z ensure that the proposed Village Grove development does not adversely affect the adjacent landowners by relocation or disruption of electrical service?
21. How will P&Z prevent surface water drainage, erosion, and fertilizers from the proposed Village Grove development from adversely impacting adjacent property owners before, during and after construction?
22. How will sanitary sewer and wastewater (WW) treatment be handled during each phase of the Village Grove development?

23. Does P&Z anticipate that WW treatment for the Village Grove development will be immediately or eventually provided at the City's current WW Treatment Plant on Onion Creek?
24. Has P&Z received TCEQ-approval for expansion of its existing WW Treatment facility on Onion Creek?
25. Does P&Z anticipate that it will approve temporary on-site waste-water treatment until final connections and treatment are provided at a TCEQ-approved W/WW treatment facility?