

From: [Rosemary Foster](#)
To: [Andrea Cunningham](#)
Subject: PDD2021-0003
Date: Friday, May 20, 2022 3:33:33 PM

Response Re: PDD2021-0003 Village Grove

FROM: Rosemary Foster

Village Grove Development Problems and Solutions:

BUFFER:

In the P&Z meeting the proposed buffer was reduced to 18 feet from 35 feet. More buffer was added to the Preserve development homes.

Suggested solutions:

No wall would be necessary if the houses shown on the SE corner of the VG development map (about 10) replace a row of town homes that are shown immediately across the fence (15 feet) from my house so that the effect would be more as a neighborhood, not a barrier. The road would be located North of the houses. Since this is in the planning stages that would eliminate the cost of the 1000 foot 8 foot limestone wall and replace it with landscaping to blend the area that connects our property and VG. I believe this is the same plan discussed for the Preserve development.

OR

Build a 1000 foot Limestone wall 8 feet high and eliminate enough THomes to put in a retention pond plus landscaping equal to the 35 feet as quoted to us by John and Matt.

TRAFFIC:

The traffic problem would only increase as a result of many new homes each having one or more vehicles and redirected traffic from Hwy 12. This problem also includes light pollution from redirected traffic off of Hwy 12 (traffic heading East would shine directly into my house facing West). Also noise pollution from increased and constant traffic have a negative effect. Also on air quality.

ADDITIONAL CONCERNS:

It is well documented that dense living conditions (521 units) frequently

shows an increase in crime. We have had no hint of criminal activity in nearly 26 years. This is a major concern for me.

Loss of wildlife space. A huge part of the joy of living here is the beauty of nature and unexpected experiences with the wildlife that have been here for their many generations, playing their part in the preservation of the rural nature of Dripping Springs.

Nature's balance would be disturbed by reducing their space. The cows and horses are at home here too.

My greatest fear is loss of life style. This was so bittersweetly expressed by the statements from the P&Z committee. It appears they are pretty much in agreement that there is much here to draw people in but can't be overstated that if this development progresses as is proposed at present, there would be no going back and it would only require that more facilities and services be added to our small town to accommodate more people and when more people are encouraged to come here, the less we have to offer so on and on it goes. Development has gone too far already. We can't keep up now. This sad story continues until we are no longer a charming small town. We will have failing schools, not enough water, waste water capacity, etc. and views disturbed by roof tops in place of hills and trees populated by beautiful wildlife all in quiet, pleasant surroundings. Instead We would have fond memories of life before development.