

From: [Lauren Hanigan](#)
To: [Planning](#)
Cc: [Rob Hanigan](#)
Subject: OPPOSING Anarene/Double L Development Application – The Springlake Neighborhood
Date: Friday, August 6, 2021 4:08:53 PM

To the Dripping Springs Planning Committee,

My husband and I are residents of the Springlake neighborhood here in Dripping Springs, and are extremely discouraged, disappointed and saddened to have learned about the proposed Anarene/Double L development plans (DA2020-0002) along RR12. We purchased our property in 2018, with the intention of enjoying it in quiet solitude under dark skies for years to come. Since moving here, Rob and I have done everything in our power to respect and nurture the native wildlife and fragile ecosystems around us.

My husband is a disabled veteran whose mental health is extremely dependent on a quiet, calm country lifestyle in a community with strong values and a healthy respect for the land. A large part of why we chose to call Dripping Springs home was the comfort and stillness we found here. I fear the sense of calm we've grown to love so much will vanish with the onset of the massive residential growth around us. We love this land for its rugged beauty and had hoped to see it responsibly preserved and protected as the inevitable wave of development charges toward our community. Instead, everything that makes this place special would be decimated to make way for yet another massive block of tightly packed home lots that would strain our infrastructure and claw away at our natural hill country surroundings. It's absolutely heartbreaking to imagine the loss Dripping Springs will feel for the sake of sheer, uninhibited commercial greed. Our roads simply cannot sustain the volume that is projected to descend on our community once this new development (in addition to Big Sky Ranch and others) is established and filled. Our schools and markets will be overextended. Our cherished wildlife will be displaced from their natural habitats to the point of utter disappearance.

It's clear that there is no plan to develop our community responsibly. It's clear that money, as always, has taken priority over the protection and preservation of our land. It's clear that the approach is simply to consume everything in sight and deal with the consequences later. I sincerely hope that the outrage from the current residents of Dripping Springs is deafening enough to inspire pause, so that the responsible parties will consider the profound impact that this decision will have on the community. Assuming the proposed project moves forward however, I ask this on behalf of my family, friends and neighbors:

- A generous green belt/buffer zone is incorporated around the outside of the development to respect the privacy of current residents on neighboring properties, and to provide refuge for displaced wildlife
- The land is respected and mature hardwood trees and drainages are kept intact with ample greenspace and respect for wildlife including endangered birds
- There is a clear plan laid out for the incoming load on our roads, schools and community amenities.
- Our participation in the Dark Sky Community is respected and rules governing light pollution are strictly enforced on all developments, new and existing.

Rob and I plan to attend the hearings at Dripping Springs City Hall to continue the fight against this application to destroy the land that we love.

Thank you,

Lauren Hanigan
Springlake Resident
Dripping Springs, TX

From: [Marshall Seedorff](#)
To: [Planning](#)
Cc: [Samantha Seedorff](#)
Subject: Opposition to Anarene/Double L Development Application - Spring Lake Resident
Date: Friday, August 6, 2021 2:31:19 PM

Dripping Springs Planning Committee,

My family and I were extremely disappointed to learn about the Anarene/Double L development plans (DA2020-0002) . We share a property line with the proposed development (1970 Spring Valley Dr.). We moved our family to dripping springs in 2018 for the schools, open spaces and dark sky community. We have a 1.75 acre property and cherish the setting and privacy. The new development plans would bring mixed use development right up to our property line. All of the reasons we moved here are quickly being lost to development - without a plan that respects community values.

As a community, we seemingly have no plan to develop responsibly. With the recent build out style of Big Sky Ranch and others, it is clear beyond the shadow of a doubt that dripping springs has completely strayed from all of the values our community held dear for the sake of development at all cost. All of the old growth trees and features of the landscape have been wiped clear. Additionally, we seemingly have no plan for how we are going to handle the incoming resident load on our roads, schools, grocery stores and other community amenities.

Development is inevitable and I'm not against development. I'm against irresponsible development that clearly disrespects community values and the land. I understand that there is likely no way to stop the development. My asks are as follows:

- A green belt/buffer zone is incorporated around the outside of the development to respect the privacy of current residents on neighboring properties
- The land is respected and mature hardwood trees and drainages are kept in tact with ample greenspace and respect for wildlife including endangered birds
- There is a clear plan laid out for the incoming load on our roads, schools and community amenities.

Assuming my work travel permits it, I will plan to attend one of the upcoming community hearings.

Concerned resident,
Marshall Seedorff

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Marshall Seedorff
Sales, Marketing, Conservation
512-648-7736

[LinkedIn](#)

From: [Bill Hinckley](#)
To: [Planning](#)
Subject: Proposed Application for DA2020-0002 Headwaters
Date: Monday, August 9, 2021 6:15:27 PM
Attachments: [IMG_1381.JPG](#)
[IMG_1380.JPG](#)
[Bobbed wire thru Oak trunk.JPG](#)

Dear Sir,

I received a letter dated July 30, 2021, regarding a proposed 1675 acre development which is within 300 feet of my property at 221 N. Sage Hollow, in the Founders Ridge neighborhood.

Founders Ridge has significant green belt areas that include wilderness trails. One such trail runs parallel to the back of my property and a bobbed wire fence that is apparently on the boarder of Founders Ridge and the ranch. One of the largest oak trees in our neighborhood is on the Founders Ridge boarder behind my property. **Will the developer of the proposed 1675 acre development preserve this beautiful tree?**

Here are the pictures I took yesterday.

Sincerely,

Bill Hinckley



Laura Mueller

From: Rob Hanigan [REDACTED]
Sent: Friday, August 6, 2021 4:02 PM
To: Planning
Cc: Lauren Hanigan
Subject: Opposition to Anarene/Double L Development Application - Spring Lake Resident

Dripping Springs Planning Committee,

My family and I were heartbroken to learn of the Anarene/Double L development plans (DA2020-0002). Our peaceful, rural neighborhood shares a property line with the proposed development and many of our neighbors and friends share immediate property lines with the proposed plan.

We purchased land in Dripping Springs in 2018 for the wide open, green spaces, largely rural setting, dark sky community, and to do our part to conserve land for native plants and animals. We have a modest 5 acre property but we cherish the setting, privacy, and wildlife we share it with. This new development will bring mixed use development right up to our front door. The reasons we moved here are quickly being lost to excessive development with no apparent plan to respect community values or the habitats it will destroy.

As a community, we seem to have lost our way and show no evidence of responsible, well planned development. Big Sky Ranch and others like it are examples of this — they show that Dripping Springs has completely strayed from the values this community once held dear and all for the sake of development at all cost. Old growth trees, natural watersheds, native animals, and features of the landscape have been wiped from the face of the earth.

Adding to our concerns — there appears to be no plan to manage the incoming resident load on our infrastructure. Our roads, schools, grocery stores, and other community amenities are already stretched to the limit. The Anarene/Double L development will dump thousands of new residents on these already overworked and overloaded resources. This will destroy what charm Dripping Springs has left and relegate us to an overcrowded and under resourced metro district of Austin.

Development is inevitable and we understand that. But this is irresponsible development that disrespects the community, it's values, and the Native Texas land. There may be no way to stop this development from happening altogether although it should be stopped until further concessions and plans are made such as bolstering our community's infrastructure while protecting the native ecosystem to the best of our ability. If we are to move forward we ask that we do so with some consideration for the current residents and wildlife.

We ask the following:

- Require and develop a green belt (buffer zone) to be incorporated around the outside of any developments to respect the privacy of current residents on neighboring properties and also to preserve native habitat for the wildlife that also resides on this land.
- The land is treated with respect. Mature hardwood trees and drainages are kept intact with ample green space and respect for wildlife including endangered birds and other delicate life that is already stressed to their limits.
- There is a clear plan laid out for the incoming load on our roads, schools, and community amenities.
- Our participation in the Dark Sky Community is respected and rules governing light pollution are strictly enforced on all developments, new and existing.

We plan to attend one if not both of the upcoming community hearings.

Concerned resident,
Robert Hanigan
United States Marine Corps, Veteran