

From: [Oleg Zhoglo](#)
To: [Planning](#)
Subject: Concerns about the proposed Double L Ranch development
Date: Sunday, August 29, 2021 7:12:23 PM

Hello,

As a resident of the Legacy Trails development, I'm very concerned about the proposed Double L Ranch modified plan to include high density housing on the border of our neighborhood and to connect the Pecos River Crossing road which currently ends in a cul de sac to the new four lane Double L roadway. The high density housing doesn't belong next to estate sized lots, while the roadway will increase traffic through an already busy Legacy Trails roadway and endanger the dozens of kids that play in the streets here.

My wife and I hope to start our family in Dripping Springs, future development that doesn't consider existing residents will make us reconsider our plans.

Respectfully,
Oleg Zhoglo

From: [Luis Pagan](#)
To: [Planning](#)
Subject: Vote No - to Double L Ranch garden homes at border of Legacy Trails
Date: Tuesday, August 31, 2021 8:48:44 AM

Hello,

I am a resident of Dripping Springs and live in the Legacy Trails community. Where all residents have 3/4 acre or more properties with large custom homes.

I would like the city council to vote against allowing the Double L ranch to build small garden homes near our community border where Legacy Trails has premium houses and lots located. The city should not fail in representing it's existing residents, and a precedence has been set by the city denying the garden homes around another community with similar concerns, and I want my community to be held to the same standard of quality of life concerns.

Below are reasons this should not be allowed:

--the disproportionate burden on quality of life and property values placed on our neighborhood by allowing the builder to build high density housing right next to very low density housing.

--that the builder failed to include Legacy Trails in their density housing presentation, as it would show how very high density housing their plan truly is.

--that the builder should NOT burden an already existing dripping springs neighborhood with the financial impact of high density housing , but should have to relocate such housing to the inside of their property where future residents will be fully informed to what they are purchasing into, rather than financially harming existing dripping springs residents.

Thank you,
Luis Pagan
168 Staked Plains Ln (Legacy Trails)

From: [Oleg Zhoglo](#)
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My wife and I hope to start our family in Dripping Springs, future development that doesn't consider existing residents will make us reconsider our plans.

Respectfully,
Oleg Zhoglo

From: [Rebecca Pagan](#)
To: [Planning](#)
Subject: Vote NO to Double L Ranch gardenhomes at border of Legacy Trails
Date: Tuesday, August 31, 2021 10:59:58 AM

Hello,

I am a resident of Dripping Springs and live in the Legacy Trails community. Where all residents have 3/4 acre or more properties with large custom homes.

The city council needs to vote against allowing the Double L ranch to build small garden homes near our community border where Legacy Trails has premium houses and lots located. The city should not fail in representing it's existing residents, and a precedence has been set by the city denying the garden homes around another community with similar concerns, and I want my community to be held to the same standard of quality of life concerns.

My family intentionally purchased our property with our family's safety as our number one priority. Building high density homes basically in our backyard will pose a large safety and security risk that was not present when we purchased our property. Would you want this next door to your house? As representatives of your neighbors and community please think long and hard as the burden you are placing on your fellow neighbors is not right and very avoidable. It should be the responsibility of this developer/builder to plan these high density property within their planned community to reduce the burden to everyone else in the established surrounding communities.

Below are reasons this should not be allowed:

--the disproportionate burden on quality of life and property values placed on our neighborhood by allowing the builder to build high density housing right next to very low density housing.

--that the builder failed to include Legacy Trails in their density housing presentation, as it would show how very high density housing their plan truly is.

--that the builder should NOT burden an already existing dripping springs neighborhood with the financial impact of high density housing , but should have to relocate such housing to

-the burden should rest on the new developer/builder, not on existing residents and place these high density gardenhomes inside of their property where future residents will be fully informed to what they are purchasing into, rather than financially harming existing dripping springs residents.

Thank you,

Rebecca Pagan

168 Staked Plains Ln (Legacy Trails)

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From: [Chris Arnold](#)
To: [Andrea Cunningham](#)
Subject: Anarene Development (Vote NO to aggressive changes and elimination of current DS rules and regulations in place)
Date: Saturday, August 21, 2021 12:35:48 PM

Good afternoon Andrea,

I am an extremely concerned resident who lives across the creek from the proposed Anarene development.

The Anarene proposed project changes were supposed to be posted by last night (Friday night), but as of today, Saturday, I'm still not able to find it on the city website. Comments closed on Friday so that they could be printed and enclosed in meeting packets going to the commissioners. How are residents supposed to provide comments when they can't view the changes?

This and other actions from the city come across as deceptive and it does not feel like the current P&Z or city leadership has DS residents, or the future of DS in their best interest. They only seem to be shills for the developers and have the developers interest of growing as quick and as big as possible.

I would like some answers as to why residents haven't been provided with all information in a timely matter (the timeline that the city created) before the commission votes. I'd also like the email address and contact information for each of the voting commissioners.

I can assure you that if they vote for these proposed changes by the Anarene developers, myself, my family and my friends will vote every single one of you out of office next election.

Chris Arnold

Sent from my iPhone

From: [Bill Foulds](#)
To: chrisarnold1981@gmail.com
Cc: [Andrea Cunningham](#); [Laura Mueller](#); [Ginger Faught](#); [Michelle Fischer](#)
Subject: RE: [Dripping Springs, TX] Anarene development (Sent by Chris Arnold, chrisarnold1981@gmail.com)
Date: Monday, August 23, 2021 9:20:28 AM
Attachments: [image001.png](#)

Mr. Arnold

As Mayor I take great pride of our Council and Boards on being open and transparent. Our staff does the same. Agendas are posted a minimum of 72 hours prior to a meeting and are a complete packet for the commissioners and the public to have time to review before the next meeting. These items will be discussed and possible action may be taken. There is time established during the meeting for area residents to comment. We also allow written comments to be emailed to our city secretary or planning department with those then being sent to the appropriate boards. This project has been the topic of many Council, boards and commission meetings for over 10 years. Regardless of what happens this Tuesday this item will be discussed during a future council meeting. I anticipate this being in September. We invite you to participate and provide comments. I will be glad to sit down with you and discuss any concerns.

Bill Foulds
Mayor
City of Dripping Springs

From: Geoffrey Tahuahua <gtahuahua@cityofdrippingsprings.com>

Sent: Sunday, August 22, 2021 9:37 PM

To: chrisarnold1981@gmail.com <chrisarnold1981@gmail.com>

Subject: Re: [Dripping Springs, TX] Anarene development (Sent by Chris Arnold, chrisarnold1981@gmail.com)

Hi Chris,

Thank you for reaching out to me to express your concerns. I have reached out to our City Administrator regarding your specific concerns on public notice for the agenda and agenda packet. My understanding is that the Anarene development will be making its first presentation to Planning Commission on Tuesday, August 24. You should be able to access the packet for the 8/24 meeting on the [Agendas and Notices page](#).

Right now is the perfect time to provide comments and feedback on the project. I would highly encourage you to attend and speak on this item. If you cannot attend, you are also welcome to send written comments to the city secretary and request that they be distributed to the Planning Commission and City Council. Her name is Andrea and she can be reached at acunningham@cityofdrippingsprings.com.

Thank you,



Geoffrey Tahuahua
City Council Member, Place 3

gtahuahua@cityofdrippingsprings.com
512.858.4725 City Hall

511 Mercer Street • PO Box 384
Dripping Springs, TX 78620

cityofdrippingsprings.com

From: [Andrea Cunningham](#)
To: [Chris Arnold](#)
Cc: [Bill Foulds](#); [Taline Manassian](#); [Geoffrey Tahuahua](#); [Wade King](#); [Sherrie Parks](#); [April Harris Allison](#); [Laura Mueller](#); [Michelle Fischer](#); [Ginger Faught](#)
Subject: RE: Anarene Development (Vote NO to aggressive changes and elimination of current DS rules and regulations in place)
Date: Monday, August 23, 2021 1:37:00 PM
Attachments: [Public Information Request Form 2021.pdf](#)
[06.2021 TC Report.pdf](#)

Good Morning Mr. Arnold,

Thank you for your email. By this time I believe you have heard from a few of our Council Members and the Mayor, so I will be brief. You may provide written comment on items related to development to: planning@cityofdrippingsprings.com, and to me directly if you wish. Written comments are provided in the meeting agenda packet which are on the website. Agendas and packets are posted the Friday before each meeting by 5:00 p.m., and this particular agenda packet was posted to the website approximately at 4:40 p.m. The city also provides written notification via USPS Mail to property owners within 300 feet of the boundaries of the development. If you live within the notification zone and did not receive notice, please let me know so we can follow up with the Development Department. Additionally notices are printed in the Dripping Springs Century News and posted to the Public Notice section on the city website: <http://drippingspringstx.civiccms.acsitefactory.com/public-notices>.

I would also like to take this opportunity to let you know that you may file a Public Information Act Request regarding this development with me at any time. I have attached the form for your convenience, and you can also download the form here: http://drippingspringstx.civiccms.acsitefactory.com/sites/g/files/vyhlif6956/f/uploads/public_information_request_form_2021.pdf. Requests are generally fulfilled within five days of submission, depending on the nature and volume of documents that are responsive. Additionally, this item has been on the following agendas, which you can download the meeting packets here: <http://drippingspringstx.civiccms.acsitefactory.com/site-home/pages/minutes-and-agendas>, as well as submit a request for the meeting recording. Please note that the Transportation Committee is not subject to the Texas Open Meetings Act and as such does not post an agenda or packet; however, a monthly report is provided to the City Council. I have attached the monthly report for the June meeting listed below.

Posted Item on Meeting Agenda:

- Parks & Recreation Commission: 07/07/2021
- Planning & Zoning Commission: 05/25/2021, 07/27/2021
- City Council: 03/09/2021
- Transportation Committee: 06/28/2022

If I can be of any further assistance, please do not hesitate to reach out.

Sincerely,
Andrea



PUBLIC INFORMATION REQUEST FORM

*All requests must be in writing and directed to:
City Secretary, 511 Mercer Street, Dripping Springs, TX 78620
Email: acunningham@cityofdrippingsprings.com*

Requester Name	Organization	E-mail Address
Mailing Address	City/State/Zip	Phone Number

Detailed Description of Information Sought

- Please Select One:** I request a digital copy of the information to be sent to the above email address
- I request paper copies (cost estimate to be provided in accordance with *Statute Number*)
- I request to physically inspect the documents in person (appointment for inspection must be scheduled)

I consent to have certain identifying information protected under Common Law such as, but not limited to social security numbers, driver’s license numbers, home addresses, personal phone numbers, home phone numbers, and dates of birth redacted. *Withholding consent may delay processing of this request by at least 45 business days while the City seeks an Attorney General’s Opinion regarding release of information.*

Requester Signature

SUBMIT

*For City Secretary Use
Disposition of Request for Public Information*

Date Received	Method of Receipt	Routed To
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Return to City Secretary Office NO LATER Than: _____

Date of Final Action: _____

Action Taken: _____

**CITY OF DRIPPING SPRINGS
TRANSPORTATION COMMITTEE
AGENDA**

**MONDAY, JUNE 28, 2021
3:30-5:00 PM—VIA ZOOM CONFERENCE**

COMMITTEE MEMBERS:

*Interim Chairman – P&Z Comm. Jim Martin
City Council Rep.—VACANT
*Barrett Criswell
*Sharon Hamilton

*Travis Crow—Non-Voting Member
John Pettit - Absent
Ben Sorrell – Non-Voting Member - Absent
*Chad Gilpin, P.E., City Engineer

INVITED GUESTS:

Hays Co. - Precinct 4 Comm. Walt Smith, County Engineer Jerry Borcharding, P.E., Adam Leach, EIT, Winton Porterfi

DSISD – Pam Swanks, Mike Garcia

TxDOT, Austin District, So. Area Office – William Semora, Jr. P.E., Michelle Romage-Chambers, P.E., Reed Smith, P.E.

CAMPO – Doise Miers

HDR (City Traffic Engineering Consultant) – Rashed Islam, P.E., Leslie Pollack, P.E., Isabella Albino

Meeting started at 3:30 pm by Interim Chairman Jim Martin.

AGENDA

1. TXDOT
 - Project Updates
 - a. Highway 290 Study Update
 1. WSEMORA gives an update
 - a. CAMPO is continuing with the study
 - b. No deadline or dates yet
 - b. RR 12 Expansion Project

1. WSEMORA spoke with the team late last week. Weather pending, they are planning to finish paving towards the end of July and beginning of August and finally begin to add grass
- New/Other Project(s) Update
 - a. Reed presents nothing new
 - b. Travis comments about the guardrail getting hit and hopefully find a solution
 1. WSEMORA responds about a 6-foot shoulder to give a buffer. Reed is looking into the drainage channel to open it up
 - c. WSEMORA comments about his meeting with Ms. Black and addressing her problems
 - d. Reed presents that there has been water west of town. Aaron notes that Dreamland points cause to TxDOT, causing a river to form and run-down Bunker Ranch.
2. Hays County
 - Project Updates
 - a. Hays County Transportation Plan Update
 - b. Winton presents that the plan is about done around July 13th.
 - c. Leslie comments about the Transportation Master Plan about seeing a more up to date version before its official release. Winton can send a copy.
 - New/Other Projects(s) Update
3. DEVELOPER PRESENTATIONS
 - Anarene Development (Double L Ranch)—Proposed Transportation Improvements
 - a. Laura introduces Seth Mearig to speak about Double L connectivity
 - b. Seth presents a map
 1. Blue color denotes within the Double L development
 - a. The north side road has 4 lanes
 - b. The one headed south is converting to a 4 lane
 2. He notes there will be a roadway to connect with Big Sky
 3. Created a roadway to connect with Cynosure
 - c. Conceptual Master Plan

1. Suggested that the density be taken from the west side to the south side of the development
- d. Three Phases of the 4-lane roadway
1. Phase 1. Four lane roadways on red dotted lines with a traffic circle on south and north side of little Barton creek
 - a. Red (phase 1) is to start in October 2021
 2. During the 2nd phase the southern roads will be completed and have established trigger dates
 - a. DA committed date December 2023
 - b. Expected start date January 2023
 3. Last phase is expected to be starting in December 2024
- e. Travis has a question about the density and when to start building. Seth answers that they are committed to those dates. They have dedicated 90 feet for TxDOT along RR12. Travis asks Seth to reach out to TxDOT so that the two are on the same page.
- f. Sharon asks a question for Seth about the southern connection to RR12. Seth answers about existing conditions.
- g. Pablo Martinez notes that in Phase 1 they have a 25-foot ROW in reserves.
- h. Travis asks a question about moving the density from the west to the south. Seth says they are matching the densities throughout the masterplan and to promote certain roadways sooner.
4. HDR (Traffic Engineering Consultant)
- Update on Draft Transportation Master Plan
 - a. Should be good to go sometime in July and scheduling with Ginger.
 - Status of Traffic Impact Analysis Reviews/Task Orders:
 - a. Finished the review of TIA and in the near future the Full TIA
 - b. Heritage Project
 1. Survey underway to tie into Roger Hanks
 - c. Cannon—Ashton Woods Project
 - d. Anarene/Double L Project
 - e. Wild Ridge (Cynosure Ranch) Project

1. Reviewed the 1st draft of the TIA, expecting redraft in a few weeks

f. Upcoming Reviews

1. Bunker Ranch

- a. Previously did not have to do a TIA but increased lots and now have to do a TIA
- b. Expecting to review a TIA
- c. Bunker ranch already have left turn lanes, deceleration lanes, and signals

2. Arrowhead

- a. This may need a signal

3. New Growth TIA

5. New Business

- Aaron and Chad have no new business to bring up.
- Ginger proposes for more comments, questions, or direction for the Anarene development team.
 - a. Sharon is comfortable with the development since Leslie is familiar with the project and its connectivity.
 - b. Travis notes his concerns about having a standard mechanism in place.
 - c. Vice Chair Jim notes his concerns about dates.
 1. Seth mentions that we all have the same goals in mind and will be looking more into dates

6. Adjourn

- 4:15pm is adjourned by Vice Chair Jim Martin

From: cynthia.howe@rr12.org
To: [Laura Mueller](mailto:Laura.Mueller@rr12.org)
Subject: RR 12 Development
Date: Thursday, August 26, 2021 12:16:58 PM

Dear Ms. Mueller,

Thank you for providing me with the packet yesterday.

The gentleman, on the PAZ committee, spoke about the rules (laws) the city has to abide by, concerning the ETJ.

He was speaking so fast with that mask on, was hard to hear and write down the points he stressed to the group. I would appreciate it if you could provide that information. It would have been an asset to the group if those were provided so we would know where we stand legally. Considering the many concerns expressed in the meeting, it appears the city has very limited power. Who actually grants permits on developments of that magnitude? As expressed, there are many, many serious issues of utmost importance. The people are speaking in opposition, please hear them.

So, where is the accountability? I left that meeting under the impression, we as citizens, landowners, neighbors, tax payers, are basically screwed. I understand it is important citizens have the right for an input, but to what advantage, are we just whistling in the wind? What are our rights? I am extremely concerned this project will be railroaded thru without any regard for the many, many problems ahead. I live on RR 12 and the traffic is horrific, now. With the school, ranch park, few traffic lights, speeding vehicles, it is a travesty waiting to happen. I have had some very close calls attempting to turn out into traffic. That with the added burden of 2,000 more homes, cars, well, I thought it was addressed emphatically that we cannot afford to lose lives because developers/land owners are in the game for a buck.

On another note: I have been active for many years with citizens rights and concerns about what is going on in their (our) community. This is the first open meeting I've ever attended that there was no sign in sheet with names, address and phone numbers. Also, the engineer was very flippant about revealing the developers information, history. Well, as I told you, I will do my due diligence to make these discoveries on my own.

Other major issue that I didn't hear addressed, is, what is the water source? Hays county does not have the resources for that many homes planned. Texas is constantly experiencing droughts, which is a fact, and cannot be ignored. Have the developers considered rain water collections for each home, in their master plan? Would that be addressed? There are developments in the area which have that added feature, using conservation methods with less burden on resources. We are usurping the land around this area too fast and all for profit.

Also, the power grid will be stressed even more than this past winter if this project is allowed to continue. Texas had a major problem, in case you are not aware, and it will continue until this issue is addressed and fixed by the state.

Is the city willing to annex the proposed development area? What are the guidelines for that?

I will continue to ask questions and would appreciate if you and/or the committee would take this in consideration.

Thanks for any help to my questions.

Respectfully submitted,

Cynthia Howe
[REDACTED]

From: [MATTHEW MILAM](#)
To: [Bill Foulds](#); [Taline Manassian](#); [Wade King](#); [Geoffrey Tahuahua](#); [April Harris Allison](#); [Sherrie Parks](#)
Cc: [Andrea Cunningham](#); [Laura Mueller](#); [Tory Carpenter](#); [Warlan Rivera](#); [Mim James](#); [James Martin](#); cbourguignon@cityofdrippingsprings.com; jmcintosh@cityofdrippingsprings.com; estrong@cityofdrippingsprings.com; twilliamson@cityofdrippingsprings.com; dcrosson@cityofdrippingsprings.com; [Michelle Fischer](#); [Ginger Faught](#); [Chad Gilpin](#)
Subject: Outrageous - Public hearing and consideration of recommendation for Anarene development
Date: Wednesday, August 25, 2021 9:33:58 PM

Hello Dripping Springs City Council Members:

My name is Matt Milam and I live at 717 Founders Ridge in the Founders Ridge neighborhood in Dripping Springs. My wife, Lauren, and I moved here with our daughters, Avery and Haley, in October 2019. We were unable to attend the public hearing held last night, but I want to express my displeasure and concern with the proposed Anarene development that is currently under consideration.

When Lauren and I were considering building in this location, we were told by the builder that a development was planned for the land next to Founders Ridge and that the lots would be a minimum of .75 acres. We agreed to build here with the expectation that there would be .75 acre minimum lots in the new development. We were also told there would be a buffer zone for each neighborhood. We assumed that would mean many of the trees between these two neighborhoods would be preserved. When we saw the plans for the development call for 35' and 45' lots packed right next to our home we were in disbelief. We are both angry and frustrated. We felt like we had been lied to about what was to come. We would have never purchased this home if we had known how ridiculous the plans for this new development were going to be.

Here are some additional thoughts and concerns for your consideration:

1. We have heard that the original plan for these tiny lots was to build them on the West side of RR 12, but the community there opposed the plan which lead to the homes being planned for right next to our neighborhood. I understand the builder's desire to make as much money as possible so they'd like to squeeze in as many tiny lots as they can. We also understand that the builder wants to locate the high density housing on the South side of the 4 lane highway so it doesn't affect the value of the builder's premium lots further North. However, these high density homes should not be built right along the border of our neighborhood (and Legacy Trails) when the builder has almost 1,700 acres to build upon. That is total garbage. Those homes need to be built further North in the development, period. There should be minimum .75 acre lots adjoining Founders Ridge. (Just as a side note, a .75 acre lot is equal to 32,760 square feet. The lots being proposed immediately across from our home are a minimum of .08 acre, or 3,500 square feet. That is about a 90% reduction in lot size. That is ludicrous.)
2. The lot we purchased charged a significant premium and was classified as a greenbelt lot. Our back fence is a see through wrought iron fence because that is what was required for greenbelt lots. We knew we would give up some privacy when new homes were built behind us, but again, we were sold that they would be on .75 acre lots. We could live with that. Now we are faced with about 40-50 homes, all on tiny lots, directly behind us and right up next to the gas pipeline behind our home. We don't even have the option to put up a privacy fence so we don't have so many people being able to see directly into our backyard. Our privacy will be completely gone.
3. If you allow this development to move forward as proposed, it will place a disproportionate burden on quality of life and property values for our neighborhood (and Legacy Trails) by allowing the builder to build high density housing right next to very low density housing.
4. To make their proposal seem less bad, the builder failed to include Legacy Trails in their density housing presentation. If they had, it would show how absurd their plan for high density housing truly is.
5. The builder should not burden already existing dripping springs neighborhoods with the financial impact of high density housing, but should have to relocate such housing to the inside of their property where

future residents will be fully informed as to what they are purchasing into, rather than financially harming existing dripping springs residents.

6. As it is now, we hear very little traffic noise from RR 12. With the addition of a 4 lane highway essentially right next to our homes, we have concern that the traffic noise is going to be considerably worse and will greatly reduce our quality of life.

7. We heard that at last night's meeting, a motion was made by the Planning & Zoning Commission to have the builder move the garden homes to not abut other developments. We also heard that Mim James, the Chair of the commission opposed the motion, having previously stated that they negotiated the best deal they could, that there are many community benefits, and that we should be happy with it. I'm sorry, we should be happy they are planning on cramming in as many homes as they can in the least amount of space right next to our home? No, we are not happy about that.

8. The notice of public hearing that we received in the mail is dated August 13, 2021, but we did not receive the notice in the mail until August 19, 2021. In the notice it states "Comments received by August 20, 2021, will be included in agenda packets for the meetings." So we were given one day to check our mail and provide comments, otherwise they wouldn't be included in the public materials for the community to see? We should have been given more time to read the notice, request and review the documents, and submit our comments in opposition. I don't know if that was planned that way or not (I really hope it wasn't), but it seems like a raw deal.

Please know that me and my wife are seriously disappointed in the way this development is being handled. It would be shameful if City Council allows this to move forward as is. It is wrong to place the interests of folks who don't even live in this community ahead of the taxpaying members of this community. Luckily, the plan hasn't been finalized and you still have time to make this right by requiring a modification to the plans. We hope you make the right choice and correct this travesty.

Sincerely,

Matt Milam