

**From:** [Irene Harrell](#)  
**To:** [Andrea Cunningham](#); [Laura Mueller](#)  
**Cc:** [planning@cityofdrippingsprings](mailto:planning@cityofdrippingsprings)  
**Subject:** Opposed: Proposed Change to the Anarene Development  
**Date:** Friday, September 3, 2021 2:05:12 PM

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City Council, Planners and Anarene Developers,

I rent at 295 Pecos River Crossing and also building a home at 118 Osage Court in Founder's Ridge. I have lived here 18 months. Previously I have lived in the communities of Galand, Plano and McKinney, TX and Peasant Hill, MO. I have seen all kinds of community planning and lack of it. The best I experienced was Stonebridge in McKinney developed by Newland properties with multiple builders. My profession is experience design.

For the Anarene project, I have taken time to talk to neighbors and reviewed the plans at City Hall. I've signed the petition to move the garden homes to within the development.

There are some attributes to this plan that negatively impact the home values, esthetics, noise and ecology of the existing developments. I understand you are offering the city additional parks, trails and roads; however, your plan should not negatively impact current developments with existing tax payers. Please consider the following adjustments to the Anarene/Double L Amended Development Agreement. All of these are principles and do not include any specific metrics. I oppose the current plan and ask for the following changes with follow-up negotiation.

**1.) Move the garden homes adjacent to Founder's Ridge and Legacy Trails to within the Anarene development**

\* Follow the lead of Belterra and other quality developments that have higher density villages closer to the retail, commercial and amenity centers. Buyers of garden homes expect smaller yards but more convenient access to amenities. Garden homes can be styled around ecologically friendly green spaces, parks and amenities and not set up like row houses. This still meets the need of more affordable houses without taking away aesthetics. Proximity to commercial and amenity centers focuses on the lifestyle of less maintenance, "lock and leave" and walkability/accessibility. It keeps higher traffic areas toward the front of the development.

\* The current plan has garden homes lined up against the property line of Founder's Ridge with minimal greenbelt. This will most likely obstruct views, intrude on privacy and negatively affect resale value of current properties. Considering topography, garden homes will have to be built up on elevated foundations looking down into homes that already have pools and backyard entertainment areas, especially if the garden homes are two-story on top of

elevated foundation.

\* Big Sky Ranch's density has created a parking lot of homes and cars. Big Sky is very close to our development already increasing traffic and school burden. That is a highly disproportionate quantity of high-density housing so close to Founder's Ridge and Legacy Trails.

**2.) Increase the natural vegetation boundaries between the developments similar to the native greenbelts between Legacy Trails and Founder's Ridge.**

\* The native vegetation provides irreplaceable natural habitat for eco-friendly dark sky Dripping Springs. We need to keep bird habitats along with dark sky. We want to keep our small animals and the irreplaceable beauty of mature oaks as well as the drainage benefit and visual and sound buffer. It is a pleasure to walk the shaded mulch trails with dogs and kids and see an occasional fox, armadillo, roadrunner, jackrabbit, squirrel and even deer. Our native oaks are beautiful. There is a place for manicured parks and playgrounds as well, but the native greenbelts are irreplaceable natural assets. Potential Anarene buyers will be looking at Belterra, Caliterra, Parten Ranch, Arrowhead Ranch and other developments as they make their selections. We ask that you keep a nice depth of natural fence line vegetation between the communities.

\* The elevations are such that if dense housing is placed there, the drainage to Founder's Ridge could lead to constant erosion. Our mulch trail amenity that runs along the gas line could be repeatedly washout and be a source of constant repair. No amount of sod will hold the heavy rains that will channel between narrow shaded rows of side yards. Pooling, washouts and ugly yards develop. To prevent this, please consider widening the greenbelts. Founder's Ridge residents paid premiums for greenbelt lots. Anarene buyers will appreciate the greenbelts as well.

**3.) Respect current home densities when building adjacent to existing developments so they are of equal or less density than existing neighborhoods.**

\* This is an amended agreement. I understand these garden homes were put along another existing development that rejected the initial plan, so these concerns have probably been heard before.

\* Please build homes of equal or more density to Founders and Legacy. We also expect lot backyard depth to be similar.

With greenbelts and equitable lot depth and width, this keeps property values, minimizes water erosion, balances ecology and community, maintains a certain level of privacy, more equitably distributes traffic and noise.

I would like some time on the agenda to cover the main points of this letter.

In the future, please facilitate preliminary discussions with current HOAs and those affected before plans are so near completion. The timing of these discussions leaves little consideration of current tax payers and doesn't allow for the free flow of ideas and creative conflict resolution.

I also suggest the city consider density guidelines for new developments adjacent to existing ones.

I am willing to be a part of future discussions on this amended plan. Thank you for your consideration.

Irene Harrell  
295 Pecos River Crossing

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