

From: [Ginger Faught](#)
To: [Tory Carpenter](#)
Subject: FW: [Dripping Springs, TX] Double L Ranch 4-lane road (Sent by Michael Massie, michaeldmassie@gmail.com)
Date: Friday, September 17, 2021 9:19:43 AM

Please make sure the comments below have been saved to the server and uploaded to CC packets.

Thanks!

From: April Harris Allison <aharrisallison@cityofdrippingsprings.com>
Sent: Wednesday, September 15, 2021 5:31 PM
To: michaeldmassie@gmail.com; Ginger Faught <GFaught@cityofdrippingsprings.com>
Subject: Re: [Dripping Springs, TX] Double L Ranch 4-lane road (Sent by Michael Massie, michaeldmassie@gmail.com)

Dear Michael,

Thank you so much for taking the time to share your concerns. I appreciate your perspective. I am making sure that your comments are included in the city council packets for all members to review.

Sincerely,
April

From: Contact form at Dripping Springs, TX <cmsmailer@civicplus.com>
Sent: Tuesday, September 14, 2021 1:31 PM
To: April Harris Allison <aharrisallison@cityofdrippingsprings.com>
Subject: [Dripping Springs, TX] Double L Ranch 4-lane road (Sent by Michael Massie, michaeldmassie@gmail.com)

Hello aharrisallison,

Michael Massie (michaeldmassie@gmail.com) has sent you a message via your contact form (<https://www.cityofdrippingsprings.com/user/276/contact>) at Dripping Springs, TX.

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Message:

Council Member Allison,

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While I have no objections to the development and the four-lane road project, I do object quite vehemently to having a major artery connect directly into the heart of our neighborhood. I believe that, should the city approve a plan to connect that traffic artery to Pecos River Crossing, the resulting through-traffic would destroy the peace and tranquility of our neighborhood and cause major safety issues for our residents.

Consider that, for the most part, our neighborhood does not have sidewalks or even a sufficient shoulder for pedestrians to walk on away from the flow of traffic. The existing traffic is already a hazard to pedestrians, and especially to children, and as a former first responder I would hate to see a pedestrian vs. motor vehicle accident happen due to poor planning on the city's part.

Again, I ask that you reconsider the plan to connect our neighborhood to the four-lane traffic artery, and instead change the plan so the road bypasses us completely. Also, you might consider adding a stop light where the four-lane road meets RR12. Without it, that intersection will be a death trap for vehicles turning south from the artery onto RR12.

Sincerely,

Michael Massie
661 Goodnight Trail
Dripping Springs, TX 78620

From: [Laura Mueller](#)
To: [Tory Carpenter](#)
Subject: FW: [Dripping Springs, TX] Double L Ranch 4-lane road (Sent by Michael Massie, michaeldmassie@gmail.com)
Date: Wednesday, September 15, 2021 8:14:09 AM

From: Wade King <WKing@cityofdrippingsprings.com>
Sent: Tuesday, September 14, 2021 9:14 PM
To: Laura Mueller <lmueller@cityofdrippingsprings.com>
Subject: FW: [Dripping Springs, TX] Double L Ranch 4-lane road (Sent by Michael Massie, michaeldmassie@gmail.com)

wk

----- Original message -----

From: "Contact form at Dripping Springs, TX" <cmsmailer@civicplus.com>
Date: 9/14/21 1:30 PM (GMT-06:00)
To: Wade King <WKing@cityofdrippingsprings.com>
Subject: [Dripping Springs, TX] Double L Ranch 4-lane road (Sent by Michael Massie, michaeldmassie@gmail.com)

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From: [Ginger Faught](#)
To: [Tory Carpenter](#)
Subject: FW: [Dripping Springs, TX] Double L Ranch Development (Sent by Agnieszka Collins, lawrat@gmail.com)
Date: Friday, September 17, 2021 9:20:15 AM

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From: April Harris Allison <aharrisallison@cityofdrippingsprings.com>
Sent: Wednesday, September 15, 2021 5:29 PM
To: lawrat@gmail.com; Ginger Faught <GFaught@cityofdrippingsprings.com>
Subject: Re: [Dripping Springs, TX] Double L Ranch Development (Sent by Agnieszka Collins, lawrat@gmail.com)

Dear Angie,

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April

From: Contact form at Dripping Springs, TX <cmsmailer@civicplus.com>
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To: April Harris Allison <aharrisallison@cityofdrippingsprings.com>
Subject: [Dripping Springs, TX] Double L Ranch Development (Sent by Agnieszka Collins, lawrat@gmail.com)

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It also appears that the Dripping Springs main concern for the Double L Development is the 4-lane road promised to be built by the builder. However, for the said road the city also appears to not examine the developers proposed plans carefully, as it relates to the impact on surrounding communities.

Unfortunately, not having been involved in the negotiations process, but simply attending the last nights meeting and the planning and zoning meeting, I have already noticed the incredibly disingenuous, and maybe, fraudulent tactics the builder is using to get city approval of the plan.

1.) Until the builder was called out during the planning and zoning meeting, the builder purposely did not include the Legacy Trails neighborhood in its density calculations, as those calculations would be unfavorably skewed against the development. The builder did present an updated calculation but there is a strong suspicion that even those calculations were inaccurate, perhaps deliberately so. It appears that the builder, when calculating Legacy Trails density only used the surface area of the residential lots, and did not include any green areas, whereas the green areas of the Double L Ranch were included in their calculations.

2.) The builder presented buffers for properties adjoining the Founders and Legacy Trails border. However, the presentation included property owned by Legacy Trails owners, and, additionally, appears to include the back yards of future properties. This is simply not a buffer but a deliberate manipulation of images to make something appear that it is not. I would like to see a written description of the buffers, that clearly specify who will own the land that is supposed to act as a buffer, any additional uses for that land, and who specific dimensions.

3.) The builder also presented images of the roads to come. What was incredibly disappointing is that the city admitted during the meeting that little thought was given to the impact of probable traffic over existing neighborhoods. Instead, a city employee stated that she believes that people will utilize most direct paths. Given that, please read the following observations in regards to the existing road plans:

a.) there are a number of practices that can be used to slow down and discourage traffic from the use of roads, one being traffic circles, and another being windy/twisty roads.

b.) The builder utilizes both as a means of discouraging traffic. It is certain that a traffic circle will create significant backups, and twisty roads will slow down traffic.

c.) because the traffic circles and windy roads are both placed before traffic from 290 can enter route 12, drivers will naturally look for alternative roadways.

d.) The developer planned to tie in Pecos River Crossing into the 4 lane roadway. Pecos River Crossing is situated before the traffic circles and provides a fairly straight, shorter, and direct path to Route 12.

e.) It appears that the placement of the traffic circles and making part of the 4 lane road windy will deter traffic from using the direct route and will cause escape veins, via Pecos River Crossing.

f.) the design appears to be deliberate as it will limit traffic and allow the builder to build dwellings that can be sold at higher prices, while redirecting traffic through unsuspecting communities that have already been established and are situated in the limits of the City of Dripping Springs.

g.) The only way to avoid deliberate rerouting of traffic from the new road through dripping springs communities is to close of Pecos River Crossing, and not join it with the new road.

The design of the roadways seems to be deliberate, as is the lack of full and clear disclosure of buffers, as is the failure to accurately account for density calculations. As city council, I implore you to have the builder's designs studies carefully, and to put the out to the public, many of which are capable of spotting potential problems as well as any city staff. During the meeting citizens were told that there might not be another public meeting, even tough the builder did not present complete plans and the city did not have full studies and data as to potential impact on surrounding communities.

I again implore you to disclose all data available to the public, and have a public meeting about the development, and its impact on the surrounding communities. The citizens of Dripping Springs should not be blocked out from process, especially where over 300 families may have their peace of mind destroyed for a benefit of a road, and a development that is not even inside the city limits. I hope to hear from each one of you in regards to this matter. I ask the council to forward the email to her. Thank you.

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Angie Collins

From: [Laura Mueller](#)
To: [Tory Carpenter](#)
Subject: FW: Anarene/Double L Ranch development
Date: Wednesday, September 15, 2021 8:16:05 AM

From: Dan Zinn <danzinn@hotmail.com>
Sent: Tuesday, September 14, 2021 5:45 PM
To: Laura Mueller <lmueller@cityofdrippingsprings.com>
Subject: Anarene/Double L Ranch development

In the Founders Ridge community, please let Pecos River Xing remain a dead-end street to prevent people dangerously cutting through our neighborhood to reach the highway. There are many families with children that live on Pecos and on Founders Ridge. Your consideration is appreciated.

Best Regards,
Dan Zinn

Sent from [Outlook](#)

From: [Ginger Faught](#)
To: [Tory Carpenter](#)
Subject: FW: Concerned about the impact of the Double L Ranch project on my neighborhood
Date: Friday, September 17, 2021 9:18:33 AM

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Thanks!

From: April Harris Allison <aharrisallison@cityofdrippingsprings.com>
Sent: Wednesday, September 15, 2021 5:35 PM
To: Oleg Zhoglo <oleg.zhoglo@gmail.com>; Ginger Faught <GFaught@cityofdrippingsprings.com>
Subject: Re: Concerned about the impact of the Double L Ranch project on my neighborhood

Dear Oleg,

Thank you so much for taking the time to share your concerns. I appreciate your perspective. I am making sure that your comments are included in the city council packets for all members to review.

Sincerely,
April

From: Oleg Zhoglo <oleg.zhoglo@gmail.com>
Sent: Tuesday, September 14, 2021 11:16 PM
To: April Harris Allison <aharrisallison@cityofdrippingsprings.com>; Bill Foulds <BFoulds@cityofdrippingsprings.com>; Geoffrey Tahuahua <gtahuahua@cityofdrippingsprings.com>; Sherrie Parks <sparks@cityofdrippingsprings.com>; Taline Manassian <TManassian@cityofdrippingsprings.com>; Wade King <WKing@cityofdrippingsprings.com>
Subject: Concerned about the impact of the Double L Ranch project on my neighborhood

Hello,

I am a resident of the Legacy Trails neighborhood that is adjacent to the Double L Ranch project. I, along with all other members of my neighborhood are very concerned about the proposed 4 lane road that will cut through our quiet neighborhood and link Double L to Route 12. Our neighborhood has no sidewalks, and is full of children that run and bike around on the roads, the proposed road will increase traffic that will endanger them and reduce the quality of life for everyone in Legacy Trails.

My wife and I acquired our property because we want to start a family in a neighborhood where children play in the streets, in a town that seems to value family. This proposed road, if executed, will make us question whether the leadership in Dripping Springs shares our values.

Respectfully,
Oleg Zhoglo
620 Goodnight Trail, Dripping Springs, TX 78620

From: [Laura Mueller](mailto:lmuller@cityofdrippingsprings.com)
To: [Tory Carpenter](mailto:WKing@cityofdrippingsprings.com)
Subject: FW: Concerned about the impact of the Double L Ranch project on my neighborhood
Date: Wednesday, September 15, 2021 8:13:46 AM

From: Wade King <WKing@cityofdrippingsprings.com>
Sent: Wednesday, September 15, 2021 5:26 AM
To: Laura Mueller <lmuller@cityofdrippingsprings.com>
Subject: FW: Concerned about the impact of the Double L Ranch project on my neighborhood

wk

----- Original message -----

From: Oleg Zhoglo <oleg.zhoglo@gmail.com>
Date: 9/14/21 11:17 PM (GMT-06:00)
To: April Harris Allison <aharrisallison@cityofdrippingsprings.com>, Bill Foulds <BFoulds@cityofdrippingsprings.com>, Geoffrey Tahuahua <gtahuahua@cityofdrippingsprings.com>, Sherrie Parks <sparks@cityofdrippingsprings.com>, Taline Manassian <TManassian@cityofdrippingsprings.com>, Wade King <WKing@cityofdrippingsprings.com>
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From: [Ginger Faught](#)
To: [Tory Carpenter](#)
Subject: FW: Double L Ranch
Date: Friday, September 17, 2021 9:20:42 AM

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From: April Harris Allison <aharrisallison@cityofdrippingsprings.com>
Sent: Wednesday, September 15, 2021 5:23 PM
To: Boyle, Monica B <monica.boyle@cbunited.com>; Ginger Faught <GFaught@cityofdrippingsprings.com>
Subject: Re: Double L Ranch

Dear Mr. and Mrs. Doyle,

Thank you so much for taking the time to share your concerns. I appreciate your perspective. I am making sure that your comments are included in the city council packets for all members to review.

Sincerely,
April

From: Boyle, Monica B <monica.boyle@cbunited.com>
Sent: Monday, September 6, 2021 3:25 PM
To: Planning <planning@cityofdrippingsprings.com>; Bill Foulds <BFoulds@cityofdrippingsprings.com>; Taline Manassian <TManassian@cityofdrippingsprings.com>; Wade King <WKing@cityofdrippingsprings.com>; Geoffrey Tahuahua <gtahuahua@cityofdrippingsprings.com>; April Harris Allison <aharrisallison@cityofdrippingsprings.com>; Sherrie Parks <sparks@cityofdrippingsprings.com>
Subject: Double L Ranch

Good morning,

I am a resident of Legacy Trails and am writing to express my concern about the density of housing in Double L Ranch that will directly back to our neighborhood.

Our community, Legacy Trails, is built on 3/4 acre lots and we paid a premium to purchase our home in a low-density development. That the high-density garden homes are slated to be built directly behind our community is unacceptable. They were relocated from the original plan (west of RR12) after the homeowners there expressed their concerns as these homes are also built on 3/4+ acre lots. We have the same concerns and find it unacceptable that they are now proposed to back

our neighborhood. It will negatively affect our property values and quality of life. I also find it unacceptable that this burden will be placed on an existing community rather than Planning and Zoning requiring the builder contain it inside of his proposed development; apparently the builder does not want it to affect the value of his premium large lots and instead prefers to negatively impact our property value. Planning and Zoning should require the developer to place this high-density housing 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.

I certainly understand that Dripping Springs is growing rapidly and expect that you will take into account that future development should not be done in such a way that it negatively effects existing residents' property values. The Double L development is certainly large enough that the high density housing can be effectively contained inside it's borders so as not to negatively effect the property values and quality of life in Legacy Trails.

Thank you for your consideration.

Monica and Michael Boyle
611 Pecos River Crossing

Texas law requires all license holders to provide the [Texas Real Estate Commission Information about Brokerage Services](#) form and [Texas Real Estate Commission Consumer Protection Notice](#) to prospective clients.

Monica Boyle



MONICA BOYLE, REALTOR®

GRI, MCNE®, PSA, SRES®

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From: [Ginger Faught](#)
To: [Tory Carpenter](#)
Subject: FW: Proposed Double L Subdivision
Date: Friday, September 17, 2021 9:18:47 AM

Please make sure the comments below have been saved to the server and uploaded to CC packets.

Thanks!

From: April Harris Allison <aharrisallison@cityofdrippingsprings.com>
Sent: Wednesday, September 15, 2021 5:32 PM
To: Frances Nations <frannations@jbgoodwin.com>; Ginger Faught <GFaught@cityofdrippingsprings.com>
Subject: Re: Proposed Double L Subdivision

Dear Frances,

Thank you so much for taking the time to share your concerns. I appreciate your perspective. I am making sure that your comments are included in the city council packets for all members to review.

Sincerely,
April

From: Frances Nations <frannations@jbgoodwin.com>
Sent: Tuesday, September 14, 2021 6:52 PM
To: April Harris Allison <aharrisallison@cityofdrippingsprings.com>; Bill Foulds <BFoulds@cityofdrippingsprings.com>; Geoffrey Tahuahua <gtahuahua@cityofdrippingsprings.com>; Sherrie Parks <sparks@cityofdrippingsprings.com>; Taline Manassian <TManassian@cityofdrippingsprings.com>; Wade King <WKing@cityofdrippingsprings.com>
Subject: Proposed Double L Subdivision

Gentlemen and Ladies,

My husband and I live at 115 Raton Pass in Legacy Trails. We live on the corner of Raton Pass and Pecos River Crossing. We are writing you with numerous concerns over the proposed Double L Subdivision.

Our property backs to the property where 50' lots may be placed. We are asking you to reconsider placing 50' lots behind our .75 acre lot. It would be great to have one of the estate size sections placed behind our property. Our entire subdivision is .75 or better acre lots. Founder's Ridge is not. Placing 50' lots behind Founder's Ridge would not make a difference. If the estate size cannot be placed behind our subdivision, then we are asking the 70' lots be moved from across RR12 to behind

our subdivision. Place the 50' lots over across RR12. They would back to property owned but not directly to homes.

How will our roads connect to the 4-Lane road? Will the new 4-Lane road attach to Pecos River Crossing? If so, that is a problem. Pecos River Crossing attaches to Founder's Ridge and Goodnight Trail in Legacy Trails. The 4-Lane Road will connect all surrounding communities and 290 traffic to RR12, including school traffic. The problem that is being overlooked is that the developer is not putting a stop light at the junction of the 4-Lane road and RR12 and that junction is likely to be a "right turn only junction". Thus, school traffic taking the 4-Lane road will need to find a more direct, shorter, and more efficient route. That will be Pecos River Crossing, Founder's Ridge Road and Goodnight Trail. I understand the developer is prevented from putting a traffic signal at the junction. Is this correct? If so, they will most likely divert traffic through our neighborhoods. However, we did hear the developer will place a traffic signal by the estate size section making it easier for those residents to enter RR12. Correct?

Legacy Trails and Founder's Ridge cannot be made into "through road communities." Please if you connect Pecos River Crossing with the 4-Lane Road it would absolutely destroy our neighborhoods. The safety and well being of TAX PAYING DRIPPING SPRINGS residents is being sacrificed for a development that is outside of city limits, and won't be contributing to the city taxes. A better plan is needed to move traffic from 290 to RR12 than our neighborhood roads where families live.

Also, Double L will be on City sewer and water, and will NOT pay taxes. Founder's Ridge is on City sewer and water and PAYS taxes. Legacy Trails is on City water but NOT sewer and PAYS taxes! Not fair at all!

Please reconsider what you are doing with this development. It will be true Dripping Springs will not be the awesome "Hill Country" it once was if you continue to approve subdivisions.

Enough is enough!

James and Fran Nations

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[IABS_Comsumerprotection notice](#)

Fran Nations
REALTOR®
P: 512.516.0888

3313 RR 620, #100
Austin, TX 78738



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Attachments area

Attachments area

From: [Laura Mueller](#)
To: [Tory Carpenter](#)
Subject: FW: Proposed Double L Subdivision
Date: Wednesday, September 15, 2021 8:13:59 AM

From: Wade King <WKing@cityofdrippingsprings.com>
Sent: Tuesday, September 14, 2021 9:16 PM
To: Laura Mueller <lmuel@cityofdrippingsprings.com>
Subject: FW: Proposed Double L Subdivision

wk

----- Original message -----

From: Frances Nations <frannations@jbgoodwin.com>
Date: 9/14/21 6:52 PM (GMT-06:00)
To: April Harris Allison <aharrisallison@cityofdrippingsprings.com>, Bill Foulds <BFoulds@cityofdrippingsprings.com>, Geoffrey Tahuahua <gtahuahua@cityofdrippingsprings.com>, Sherrie Parks <sparks@cityofdrippingsprings.com>, Taline Manassian <TManassian@cityofdrippingsprings.com>, Wade King <WKing@cityofdrippingsprings.com>
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Trail in Legacy Trails. The 4-Lane Road will connect all surrounding communities and 290 traffic to RR12, including school traffic. The problem that is being overlooked is that the developer is not putting a stop light at the junction of the 4-Lane road and RR12 and that junction is likely to be a "right turn only junction". Thus, school traffic taking the 4-Lane road will need to find a more direct, shorter, and more efficient route. That will be Pecos River Crossing, Founder's Ridge Road and Goodnight Trail. I understand the developer is prevented from putting a traffic signal at the junction. Is this correct? If so, they will most likely divert traffic through our neighborhoods. However, we did hear the developer will place a traffic signal by the estate size section making it easier for those residents to enter RR12. Correct?

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Please reconsider what you are doing with this development. It will be true Dripping Springs will not be the awesome "Hill Country" it once was if you continue to approve subdivisions.

Enough is enough!

James and Fran Nations

--

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delete the original and any copies of this email and any prints thereof

Attachments area

Attachments area

From: [Ginger Faught](#)
To: [Tory Carpenter](#)
Subject: FW: URGENT - Anarene / Double L Ranch - Review the Funny Math! Protect my children's safety!!!! PLEASE!
Date: Friday, September 17, 2021 9:19:57 AM

Please make sure the comments below have been saved to the server and uploaded to CC packets.

Thanks!

From: April Harris Allison <aharrisallison@cityofdrippingsprings.com>
Sent: Wednesday, September 15, 2021 5:30 PM
To: Farrah Trussoni <frtrussoni@yahoo.com>; Ginger Faught <GFaught@cityofdrippingsprings.com>
Subject: Re: URGENT - Anarene / Double L Ranch - Review the Funny Math! Protect my children's safety!!!! PLEASE!

Dear Farrah,

Thank you so much for taking the time to share your concerns. I appreciate your perspective. I am making sure that your comments are included in the city council packets for all members to review.

Sincerely,
April

From: Farrah Trussoni <frtrussoni@yahoo.com>
Sent: Tuesday, September 14, 2021 12:30 PM
Subject: URGENT - Anarene / Double L Ranch - Review the Funny Math! Protect my children's safety!!!! PLEASE!

My family resides in Legacy Trails off RM 12 and we are deeply concerned with the planned Anarene / Double L development for various reasons.

1) Per Dripping Springs Ordinances, it is required that "harmonious" homesteads are built near one another. This would require that the lots next to Legacy Trails are also 3/4 to 1.4 acre lots.

What are you doing to ensure that harmonious homesteads/lots are placed next to Legacy Trails?

The Developer continues to insist that homes will be 1.3 density, however, what does that number look like once the 470 acres of park-land is removed from the equation? Please ask the Developer to update the Density and impervious cover charts once they remove the 470 acres of park-land from the total acreage.

The last Community Impact newsletter referenced 2,231 homes in 1,657 acres. Once you remove the 470 acres of park-land and the 195 acres of Commercial property, you are now left with 992 acres for actual homes. Simple math shows us that $992 \text{ acres} / 2,231 \text{ homes} = 0.44 \text{ acre average per home}$. Said another way, we will in actuality have a density of 2.27 in the areas that actually house homes!!!

Why is the developer using FUNNY MATH to pull the wool over your eyes? Don't you find the developer's assumption that you cannot do math extremely disrespectful?

How are you going to force the developer to actually build homes at a density rate of 1.3?

And, how will you guarantee that all homes near Legacy Trails have an impervious cover maximum of 35% to align with Legacy Trails homes?

2) We have four children who enjoy riding their bikes to other homes in our neighborhood and to visit friends in Founders. How are you going to protect their safety in our neighborhood once you add a connection to Double L's four lane highway and encourage drivers to use Legacy Trails as their shortcut access to RM 12? Are you comfortable with me holding you personally responsible for my child's safety when teenagers start using Pecos and Goodnight Trail as a short cut? How about when adults are late for work or other commitments, and use our neighborhood as a shortcut?

I beg you, for the safety of my children and the 100+ other children in our neighborhood to NOT connect Pecos River Crossing with Double L Ranch.

I understand you want to provide a roadway through Double L, and encourage you to do so. However, please do NOT connect it to Legacy Trails.

Please continue to support the safety and well being of our 100+ Legacy Trails children and their Tax Paying Dripping Springs parents. Our children's safety is being sacrificed for a Development that is outside of city limits, and won't be contributing to the city taxes.

A better plan is needed to move traffic from 290 to 12 than our neighborhood roads where our children and Dripping Springs tax paying citizens reside.

Thank you,

Farrah Trussoni & Brian Link

(513) 253-2554

No photo description available.





Facebook

From: [Renee Curfman](#)
To: [Planning](#); [Bill Foulds](#); [Taline Manassian](#); [Wade King](#); [Geoffrey Tahuahua](#); [April Harris Allison](#); [Sherrie Parks](#)
Subject: Please consider - feedback on the Double L Ranch development
Date: Wednesday, September 15, 2021 8:58:26 AM
Attachments: [image.png](#)

Dear DS Council Members,

First, let me thank you for your time in leading all aspects of city planning. I've held many a thankless leadership job in my personal and professional life and I know most days the complaints flooding in have you questioning "why do I spend my time with this!?". Sincerely, appreciate you.

Second, this email is, as you probably suspected, in regards to the Double L Ranch planning and decision making. I know you're tired of hearing about it and I know there's truly not much we as Dripping residents can persuade or control - but if you'd hear me out and digest this letter, I'd appreciate that as well.

My husband and I are not long time residents of Dripping, having only been here for the past five years, and are not native Texans either - but as they say, we "got here as fast as we could". 20 years each in Austin and started our family there back when Austin was still Weird and the skyline was short. My small town roots and dreams of livin' local eventually got the best of me and we followed some friends to Dripping and have loved every minute of our lives here so far. We started out in Saddletree and country life was grand, but the well water was stressful and the new Legacy Trails neighborhood seemed too good to be true; a little slice of country living with the farthest, wooded lot (1.7 acres), backing up to a ranch, while having a sense of community again with houses closer by and a cul de sac where our son could ride bikes and we could hang with our neighbors and help one another out. We built during Covid and closed in November 2020 and immediately got to work supporting local. Our pool and our fence were constructed by Dripping High "boys" as they call themselves (alumni from the 80's). Our home is furnished by Sonia from Curated Cottage. I refinish furniture and decorate with Renee's help from The Rural Home. Kelly Murphy's art from Mercer Street fills my walls. As high wage earners, we love to live and play in Dripping, as well. Dr. Drane takes care of my wellness needs. Allie at Pomme has helped me regrow my hair. Mike from the Barbershop pours my husband a jellyfish but knows I prefer Poundtown Light - the best local light beer. The sisters at Starrs on Mercer outfit my work attire. And we always support our vets at One Shot Distilling and 12 Fox Brewery. And I don't want to calculate the dollars spent on my daily coffee from Mazama - the greatest coffee shop in the universe. We live and breathe local and know that Dripping is something special. We spend our tax dollars in this community. We deserve to be heard.

We knew there'd eventually be something behind our property (photo of the view, below) and heard rumblings of houses that would dot the hill country skyline; what we didn't expect were row houses with almost zero-lot lines, backing up to our property, obnoxiously elevated for flood plain that will destroy the distant views. I am beside myself with frustration in the lack of transparency and the fact that the city would entertain approving such a plan - especially when the math doesn't even work out that the setbacks are 75', when said 75' includes 25' of my own property. I implore you to pressure the developer to move these homes to their interior community.

I also beg you to not allow the connection of Pecos River Xing to the new proposed 4 lane.

The creation of that 4-lane that provides an alternate route from 290 to 12 does the job it's intended to do; it is entirely unnecessary and only creates a safety hazard in an otherwise quaint and special community of local residents that live, work, and play in Dripping. Considering the convenience of the folks in Double L Ranch, who will not be residents of this city and will not support the community like us, over the existing residents of Founders and Legacy Trails is (to use emotionally charged language) a slap in the face. You don't have to allow it. It doesn't need to happen. Please put a stop to it.

This is going to be filled with houses, I can't stop that. But we can protect the views, the values, and the safety of the residents that intend to support this community for the long haul. Please consider our pleas.



Sincerely,
Renee Curfman
204 Raton Pass
512.925.1977

From: [Farrah Trussoni](#)
Subject: URGENT - Anarene / Double L Ranch - Review the Funny Math! Protect my children's safety!!!! PLEASE!
Date: Tuesday, September 14, 2021 12:30:44 PM

My family resides in Legacy Trails off RM 12 and we are deeply concerned with the planned Anarene / Double L development for various reasons.

1) Per Dripping Springs Ordinances, it is required that "harmonious" homesteads are built near one another. This would require that the lots next to Legacy Trails are also 3/4 to 1.4 acre lots.

What are you doing to ensure that harmonious homesteads/lots are placed next to Legacy Trails?

The Developer continues to insist that homes will be 1.3 density, however, what does that number look like once the 470 acres of park-land is removed from the equation? Please ask the Developer to update the Density and impervious cover charts once they remove the 470 acres of park-land from the total acreage.

The last Community Impact newsletter referenced 2,231 homes in 1,657 acres. Once you remove the 470 acres of park-land and the 195 acres of Commercial property, you are now left with 992 acres for actual homes. Simple math shows us that $992 \text{ acres} / 2,231 \text{ homes} = 0.44 \text{ acre average per home}$. Said another way, we will in actuality have a density of 2.27 in the areas that actually house homes!!!

Why is the developer using FUNNY MATH to pull the wool over your eyes? Don't you find the developer's assumption that you cannot do math extremely disrespectful?

How are you going to force the developer to actually build homes at a density rate of 1.3?

And, how will you guarantee that all homes near Legacy Trails have an impervious cover maximum of 35% to align with Legacy Trails homes?

2) We have four children who enjoy riding their bikes to other homes in our neighborhood and to visit friends in Founders. How are you going to protect their safety in our neighborhood once you

add a connection to Double L's four lane highway and encourage drivers to use Legacy Trails as their shortcut access to RM 12? Are you comfortable with me holding you personally responsible for my child's safety when teenagers start using Pecos and Goodnight Trail as a short cut? How about when adults are late for work or other commitments, and use our neighborhood as a shortcut?

I beg you, for the safety of my children and the 100+ other children in our neighborhood to NOT connect Pecos River Crossing with Double L Ranch.

I understand you want to provide a roadway through Double L, and encourage you to do so. However, please do NOT connect it to Legacy Trails.

Please continue to support the safety and well being of our 100+ Legacy Trails children and their Tax Paying Dripping Springs parents. Our children's safety is being sacrificed for a Development that is outside of city limits, and won't be contributing to the city taxes.

A better plan is needed to move traffic from 290 to 12 than our neighborhood roads where our children and Dripping Springs tax paying citizens reside.

Thank you,

Farrah Trussoni & Brian Link

(513) 253-2554

No photo description available.



Facebook



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From: [REDACTED]
To: [Laura Mueller](#)
Subject: Founders Ridge Community
Date: Tuesday, September 14, 2021 2:43:54 PM

Hello,

I am emailing to request that Pecos River Xing road in the Founders Ridge neighborhood remain a dead end road to prevent people from dangerously cutting through our neighborhood to get to the new highway.

If you have questions, please feel free to reach out.

Katie Mueller
512-799-7116

Sent from my iPhone

From: [Lisa Hintz](#)
To: [Laura Mueller](#)
Cc: [Lisa James](#)
Subject: RE: Double L Ranch - Opposition
Date: Tuesday, September 14, 2021 3:00:24 PM

I am writing to address the proposed Double L Ranch community and the 4-lane road. Please note that my family and I live in Founder's Ridge on Pecos River Crossing. We are adamantly opposed to the builders proposal that will ultimately turn our quaint neighborhood, and the very street that we live on and our children play on, into a traffic diversion. We moved to Dripping Springs just over a year ago and chose Founder's Ridge for the fact that it was a small neighborhood with limited access. Connecting Pecos River Crossing to the proposed major 4-lane road, which will have limitations (no traffic light at 12 with a right turn only), is not acceptable. This will drastically change our neighborhood and put the safety of our children at risk. A better plan needs to be proposed by the builder of Double L Ranch and Pecos River Crossing should NOT be allowed to connect with the 4-lane road! We are tax-paying residents of Dripping Springs and our lives and properties should not be sacrificed for a development that is outside of the city limits and will not be contributing to the city taxes.

Thank you!

Lisa Hintz James and family.

Lisa M. Hintz

Senior Attorney
Lucero | Wollam, P.L.L.C.
159 Flat Rock
Wimberley, Texas 78676
512-485-3500 - telephone
512-485-3501 - facsimile
LHintz@lucerowollam.com

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From: [Monica Davis](#)
To: [Laura Mueller](#)
Subject: Double L Ranch Concerns
Date: Tuesday, September 14, 2021 2:05:28 PM

Hi Laura,

I am extremely disappointed after seeing the sketches of the new 4 lane highway that will be connected to Pecos River Xing. I live on Pecos with my husband and two daughters, ages 3 and 5. We chose to build in Founder's Ridge because of the privacy and peaceful feeling you get when you drive through the neighborhood. There are always kids playing in the street and an increase of cut through traffic will not only be dangerous for our children, but will also ruin our quality of life living here in Dripping Springs. Having more traffic drive by our house will not only be a danger for our children when they are playing outside, but we would also have to deal with more strangers entering our close-knit neighborhood. Everybody knows everybody here and we all look out for each other. Allowing outsiders to pass through only brings more unwelcome strangers to our neighborhood, which is something I worry about with so many families with young children in our small community.

I am pleading with you, as a member of the tax paying community, to please block off Pecos River Xing so we can avoid becoming the cut through street.

Thanks,
Monica Davis

From: [Wade King](#)
To: [Laura Mueller](#)
Subject: FW: URGENT - Anarene / Double L Ranch - Review the Funny Math! Protect my children's safety!!!! PLEASE!
Date: Tuesday, September 14, 2021 1:19:50 PM

wk

----- Original message -----

From: Farrah Trussoni <[REDACTED]>
Date: 9/14/21 12:30 PM (GMT-06:00)
To:
Subject: URGENT - Anarene / Double L Ranch - Review the Funny Math! Protect my children's safety!!!! PLEASE!

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Farrah Trussoni & Brian Link

(513) 253-2554

No photo description available.



Facebook



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Andrea Cunningham
City Secretary &
Municipal Court Clerk

acunningham@cityofdrippingsprings.com
512.858.4725 City Hall

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

cityofdrippingsprings.com

From: Bill Foulds <BFoulds@cityofdrippingsprings.com>

Sent: Thursday, September 9, 2021 8:08 AM

To: [REDACTED]

Cc: Laura Mueller <lmuel@cityofdrippingsprings.com>; Andrea Cunningham <acunningham@cityofdrippingsprings.com>

Subject: RE: [Dripping Springs, TX] Double L Ranch Development (Sent by Agnieszka Collins, [REDACTED])

Ms. Collins

Thank you for your comments. I agree that our staff needs to recheck many of the items you mention and verify for accuracy. I have asked our planning department to reach out to the applicant to see what changes may be made to the project based on all comments. If I see any changes prior to the meeting posting I will be glad to share them with you. I am also to discuss this project in more detail if you would like to meet in person.

Bill Foulds
Mayor
City of Dripping Springs



From: Contact form at Dripping Springs, TX <cmsmailer@civicplus.com>

Sent: Wednesday, September 8, 2021 2:35 PM

To: Bill Foulds <BFoulds@cityofdrippingsprings.com>

Subject: [Dripping Springs, TX] Double L Ranch Development (Sent by Agnieszka Collins, [REDACTED])

Hello bfoulds,

Agnieszka Collins ([REDACTED]) has sent you a message via your contact form (<https://www.cityofdrippingsprings.com/user/256/contact>) at Dripping Springs, TX.

If you don't want to receive such e-mails, you can change your settings at <https://www.cityofdrippingsprings.com/user/256/edit>.

Message:

I apologize for resending this message as I attempted to send this message earlier, but I receive an error back and, thus, I am unsure if the original message reached you. I am sending it again.

I would like to communicate about a number of issues that come up in regards to the meeting held last night on the 7th day of September, 2021 concerning the Double L Ranch Development.

It appears that the developer and the city council members worked for a very long time with the developer to come up with a plan to build the community. It appears that although the Double L Ranch community is outside of the city limits, Dripping Springs has an enormous power to negotiate with Double L Ranch due to the water and sewer support offered to that community.

It also appears that the Dripping Springs main concern for the Double L Development is the 4-lane road promised to be built by the builder. However, for the said road the city also appears to not examine the developers proposed plans carefully, as it relates to the impact on surrounding communities.

Unfortunately, not having been involved in the negotiations process, but simply attending the last nights meeting and the planning and zoning meeting, I have already noticed the incredibly disingenuous, and maybe, fraudulent tactics the builder is using to get city approval of the plan.

- 1.) Until the builder was called out during the planning and zoning meeting, the builder purposely did not include the Legacy Trails neighborhood in its density calculations, as those calculations would be unfavorably skewed against the development. The builder did present an updated calculation but there is a strong suspicion that even those calculations were inaccurate, perhaps deliberately so. It appears that the builder, when calculating Legacy Trails density only used the surface area of the residential lots, and did not include any green areas, whereas the green areas of the Double L Ranch were included in their calculations.
- 2.) The builder presented buffers for properties adjoining the Founders and Legacy Trails border. However, the presentation included property owned by Legacy Trails owners, and, additionally, appears to include the back yards of future properties. This is simply not a buffer but a deliberate manipulation of images to make something appear that it is not. I would like to see a written description of the buffers, that clearly specify who will own the land that is

supposed to act as a buffer, any additional uses for that land, and who specific dimensions.

3.) The builder also presented images of the roads to come. What was incredibly disappointing is that the city admitted during the meeting that little thought was given to the impact of probable traffic over existing neighborhoods. Instead, a city employee stated that she believes that people will utilize most direct paths. Given that, please read the following observations in regards to the existing road plans:

- a.) there are a number of practices that can be used to slow down and discourage traffic from the use of roads, one being traffic circles, and another being windy/twisty roads.
- b.) The builder utilizes both as a means of discouraging traffic. It is certain that a traffic circle will create significant backups, and twisty roads will slow down traffic.
- c.) because the traffic circles and windy roads are both placed before traffic from 290 can enter route 12, drivers will naturally look for alternative roadways.
- d.) The developer planned to tie in Pecos River Crossing into the 4 lane roadway. Pecos River Crossing is situated before the traffic circles and provides a fairly straight, shorter, and direct path to Route 12.
- e.) It appears that the placement of the traffic circles and making part of the 4 lane road windy will deter traffic from using the direct route and will cause escape veins, via Pecos River Crossing.
- f.) the design appears to be deliberate as it will limit traffic and allow the builder to build dwellings that can be sold at higher prices, while redirecting traffic through unsuspecting communities that have already been established and are situated in the limits of the City of Dripping Springs.
- g.) The only way to avoid deliberate rerouting of traffic from the new road through dripping springs communities is to close off Pecos River Crossing, and not join it with the new road.

The design of the roadways seems to be deliberate, as is the lack of full and clear disclosure of buffers, as is the failure to accurately account for density calculations. As city council, I implore you to have the builder's designs studied carefully, and to put them out to the public, many of which are capable of spotting potential problems as well as any city staff. During the meeting citizens were told that there might not be another public meeting, even though the builder did not present complete plans and the city did not have full studies and data as to potential impact on surrounding communities.

I again implore you to disclose all data available to the public, and have a public meeting about the development, and its impact on the surrounding communities. The citizens of Dripping Springs should not be blocked out from process, especially where over 300 families may have their peace of mind destroyed for a benefit of a road, and a development that is not even inside the city limits. I hope to hear from each one of you in regards to this matter. Thank you.

Angie Collins

From: [Laura Mueller](#)
To: [Laura Mueller](#)
Subject: FW: [Dripping Springs, TX] Double L (Sent by Cathy Ramsey [REDACTED])
Date: Tuesday, September 7, 2021 9:32:11 AM

From: Contact form at Dripping Springs, TX <cmsmailer@civicplus.com>
Sent: Friday, September 3, 2021 12:00:29 PM
To: April Harris Allison <aharrisallison@cityofdrippingsprings.com>
Subject: [Dripping Springs, TX] Double L (Sent by Cathy Ramsey, [REDACTED])

Hello aharrisallison,

Cathy Ramsey [REDACTED] has sent you a message via your contact form (<https://www.cityofdrippingsprings.com/user/276/contact>) at Dripping Springs, TX.

If you don't want to receive such e-mails, you can change your settings at <https://www.cityofdrippingsprings.com/user/276/edit>.

Message:

Hi April,

I've not met you, but had the pleasure of meeting your sister-in-law, Saori, recently, when I worked with her in one of Wendy de Rosa's programs. It was rather startling to realize we had Dripping Springs connections in common! She's a sweetie, and the meeting felt somewhat fated because of that.

I admire your service oriented participation in city government, and thank you for the time and effort you put into it. It's a big job, and I'm grateful to those who are willing to take it on.

I'm writing to share some concerns regarding the Double L development, and a few questions I hope you can answer.

Is the project still set to go before the City Council next Tuesday, 9/7? I know the P&Z recommendations to the project engineer included redrawing the plat to move smaller lots to more interior locations, but don't know if that will shift the meeting schedule. The additional 500 homes the developers are requesting is an enormous increase in density, drastically changing the character of the area, and bringing so many potential problems along with it.

My biggest concern is ensuring accurate impervious cover calculations. I would like to see the city confirm the accuracy of all of project calculations, and make that available to the public, as well as commit to making audits as work goes along, keeping estimates and reality in line with each other. There were audits done recently in Bee Cave which showed over-building beyond the estimates made prior to beginning the project; I would hate to see us realize after the fact that the same thing was happening here. (Audits were conducted by Halff Associates on behalf of board members of the water supplier, WTCPUA. Estimated coverages are meant to be used unless planned homes will be larger; the developer was using the estimates but knowingly building larger homes. The document is too large to attach but I can share it another way if you'd like.)

I am also still uncertain as to how the city can fully rely on the project fitting the Impervious Cover rules, as there is no information on the commercial parcels. Based on what I see elsewhere, I would guess that those would have a much higher than 35% coverage. If that is the case, don't we need to know that information now so as to see how much of the open space is needed to offset that, and how much is available to offset the housing areas? I've communicated with the planning department to make sure I'm understanding the process, but they have a lot on their plates, and since the project is due before council next week, I wanted to raise the issue here as well. It would be a terrible disservice to generations to come if we do not adhere to the standards necessary to keep our creeks in excellent shape.

Which leads to the next point, the request to build water quality ponds inside the buffer zones. I ask that the requested exception to the current rules be denied. That rule allows the existing vegetation to serve as a filter while soil is disturbed and erosion is likely. Heavy rains can occur at any point, and without that intact buffer, the creek will suffer. I live along the creek and have seen heavy siltation from construction projects before, and they were orders of magnitude smaller; the damage potential in this one is enormous, and the creek must be safeguarded.

The request to exclude hazardous materials traps should be denied as well; the risks are too high and the rules are there for good reason. Likewise, the more stringent City of Austin Environmental Criteria Manual requirements for Environmental Management facilities should remain in place. Public concern resulted in these high standards, tailored to the needs of our local karst environment, and should not be put aside, as the developer is requesting.

I think the P&Z commission also asked that landscaping requirements be kept; I hope so. Xeric plants provide habitat for native species, look good without wasting resources, and teach people new to the area how native vegetation can be well utilized. These are important rules already in place and should not be side-stepped.

I would also like to ask that the Wimberley One Water School (Blue Hole Primary School) standards be utilized for the new school, and for any other commercial properties. Developers from Houston, where water is abundant and sand underfoot provides better infiltration, can't be expected to have a working knowledge of our resource limitations and environmental fragility — we have to lay out the requirements based on the work of those who understand the limits of our area. Wimberley has created a great resource for us, and the city of Austin is planning new schools utilizing that criteria; we should be as well. A more sustainable future is possible if we will find the courage to implement these needed changes. Rainwater is an incredible and underutilized resource. I know; it's been my sole source of household water for 16 years, and I love it. Friends and family do too; it really is the best water around, and our way forward. We need to start prioritizing it on a much larger scale.

thanks for your time and service,
Cathy

From: [Heather Daoust](#)
To: [Laura Mueller](#)
Cc: [Ginger Faught](#); [Michelle Fischer](#); [Andrea Cunningham](#)
Subject: Re: For the City Council Meeting on Tuesday
Date: Tuesday, September 7, 2021 8:55:49 AM

Thank you so much for all of this information! I really respect these developers for being forthcoming and for accommodating the neighboring residents' questions and concerns. I'm looking forward to being at the meeting tonight. Hope you all have a wonderful day!

Heather Daoust

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<http://www.drippingwithkidsblog.com>

On Sep 7, 2021, at 8:32 AM, Laura Mueller
<lmueller@cityofdrippingsprings.com> wrote:

Heather,

Below please find the answers to your questions that the Anarene engineer sent to me this morning. I hope this helps.

Please see our responses below in red to these questions from the home owner in Founder's Ridge:

Will the developer be putting 50' lots in place of the patio/garden homes?
Between the P&Z meeting and Council meeting, the Developer has moved all of the 35'/40'/45' garden home product from the boundary line with the Founders Ridge and Legacy Trails subdivisions. The minimum lot width along this boundary will be 50' with a minimum buffer of 25', which is located entirely on the Double L side of the joint property line.

Will the highway still be in the same location?
The proposed minor arterial alignment has not been changed from the location shown at P&Z in August.

Is there any indication that the homes built at the border of Founders Ridge and Legacy Trails will be raised up on elevated foundations (blocking current views)?
In almost all cases along the property boundary between Founders Ridge, Legacy Trails and Double L, the Double L property is lower. As an example, the two minor tributaries discharging from Legacy Trails and Founders Ridge to the north and northwest drain onto the Double L property because it is lower. Building slabs at an elevation higher than

existing grade (beyond what is required for drainage to a street) is a costly, undesirable and unlikely strategy for builders.

Will a building schedule/timeline be released at the meeting?

Development in the area along Founders Ridge and Legacy Trails is slated to begin between 2022 and 2024 to coordinate with construction of the 4 lane roadway.

Are the homes and development on the west side of Hwy 12 going in first?

Development will begin on the east side of Ranch Road 12 will begin first. Residential development is not currently proposed on the west side of Ranch Road 12 within the first three phases of the project.

What are the starting price points?

Price points are estimates at this point, but the Garden Homes should start in the low to mid \$400s depending on size. The average home will likely be in excess of \$700,000 (average lot width is > 70') with acre lot and 105' lot home pricing well over \$1,000,000 up to \$1,500,000.

Thanks,

Seth Mearig, PE

VP, Land Development

<image001.gif>

From: Heather Daoust

Sent: Thursday, September 2, 2021 2:42 PM

To: Laura Mueller <lmuller@cityofdrippingsprings.com>

Cc: Andrea Cunningham <acunningham@cityofdrippingsprings.com>

Subject: Re: For the City Council Meeting on Tuesday

Great, thank you so much!

Here are a few questions -

Will the developer be putting 50' lots in place of the patio/garden homes?

Will the highway still be in the same location? Is there any indication that the homes built at the border of Founders Ridge and Legacy Trails will be raised up on elevated foundations (blocking current views)? Will a building schedule/timeline be released at the meeting? Are the homes and

development on the west side of Hwy 12 going in first? What are the starting price points?

Thank you!

Heather Daoust

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<http://www.drippingwithkidsblog.com>

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

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

972-898-0485

From: [Heather Daoust](#)
To: [Laura Mueller](#)
Cc: [Andrea Cunningham](#)
Subject: For the City Council Meeting on Tuesday
Date: Wednesday, September 1, 2021 9:55:05 PM
Attachments: [Petition Comments.pdf](#)
[Petition Double L.pdf](#)
[Petition Relocation of proposed Double L Ranch high.pdf](#)

Hi Laura, I was the woman in the city offices this morning reviewing the maps of Anarene /Double L Ranch. Thank you for answering my many questions. Everyone at the City has been so helpful and kind (Hi Andrea!).

I've attached a few files that show the list of residents who have signed our petition against the high-density housing being located at the border of Founders Ridge and Legacy Trails, as well as their public comments and a description of what we are requesting. Some of the residents on the signature file are shown to have locations outside of Dripping Springs and Austin. I discovered that if they signed through a link on their phone or if their computer is registered in another town, the petition website automatically loaded those locations.

These signatures represent people in our local community who are against the proposed location of the patio/garden homes, as well as the highway just on the other side of them. Please let me know if I can provide further information.

I'd really appreciate it if these comments and the petition were shared with the Double L Developers as well as the City Council in preparation for the next meeting.

Thank you! See you on Tuesday.

Heather Daoust

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Relocation of proposed Double L Ranch high-density housing



[Heather Daoust](#) started this petition to Dripping Springs City Council

The developer of Double L Ranch is proposing to build garden homes (high density housing) on 35' lots very close to the Founders Ridge and Legacy Trails communities. As residents in these areas, we object to this plan and propose that these garden homes and any other high-density housing be placed well within the Double L Ranch subdivision, surrounded by that specific community of homes. These types of properties should exist within the development proposing to build them, rather than financially harming existing Dripping Springs residents. With the current plan as presented, the value of existing properties in Founders Ridge and Legacy Trails will be negatively affected. Additionally, the area right behind Legacy Trails is a flood zone, so the builder will have to build these garden homes up on elevated foundations, which will diminish the hill country views that current residents paid premiums for.

Also, 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, while also presenting potential dangers to our small children, teenage drivers, and pets.

As a community, we stand against this proposal, and we will not allow a developer to cause the current residents in our neighborhoods to suffer. We sign this petition so that you know that our voices wish to be heard by the Dripping Springs City Council and the developers encroaching upon our community and our current quality of life here.

PETITION SIGNATURES - Relocation of Proposed Double L Ranch High-Density Housing

	Name	City	State	Postal Code	Country	Signed On
1	Heather Daoust	Dripping Springs	TX	78620	US	8/27/2021
2	Evan Erdelac	Dripping Springs	TX	78620	US	8/27/2021
3	Wesley Daoust	Dripping Springs	TX	78620	US	8/27/2021
4	Nathan Tran	Dripping springs	TX	78620	US	8/27/2021
5	Monica Davis	Dripping springs	TX	78620	US	8/27/2021
6	Kyle Hundley	Dripping Springs	TX	78620	US	8/27/2021
7	Braden Shirley	Dripping Springs	TX	78620	US	8/27/2021
8	Farrah Trussoni	Dripping Springs	TX	78620	US	8/27/2021
9	Laina Klein	Dripping Springs	TX	78620	US	8/27/2021
10	Robert Davis	Dripping Springs	TX	78620	US	8/27/2021
11	Ty Fuller	Dripping Springs	TX	78620	US	8/27/2021
12	Anna Kelley	Austin	TX	78737	US	8/27/2021
13	Lauren Milam	Dripping Springs	TX	78620	US	8/27/2021
14	Lisa James	Austin	TX	78620	US	8/27/2021
15	Casey Campbell	Dripping springs	TX	78620	US	8/27/2021
16	Michele Mori	Austin	TX	78749	US	8/27/2021
17	Raegan Hirvela	Dripping Springs	TX	78620	US	8/27/2021
18	Susan Murrell	Austin	TX	78749	US	8/27/2021
19	Helen Griffith	Dripping Springs	TX	78620	US	8/27/2021
20	Mark Groszek	Dripping Springs	TX	78620	US	8/27/2021
21	Patricia Kelly	Dripping Springs	TX	78620	US	8/27/2021
22	Agnieszka Collins	Dripping Springs	TX	78620	US	8/27/2021
23	Ritesh Ghody	Houston	TX	77077	US	8/27/2021
24	Kayla Broussard	Dripping springs	TX	78620	US	8/27/2021
25	Prisha Patel	Detroit	MI	48219	US	8/27/2021
26	Derek Fisher	Dripping Springs	TX	78620	US	8/27/2021
27	Rebecca Smart	Austin	TX	78749	US	8/27/2021
28	Kathy Seitz	Dripping Springs	TX	28601	US	8/27/2021
29	Matt Milam	Dripping Springs	TX	78620	US	8/27/2021
30	Lauren Mcnair	Dripping springs	TX	78620	US	8/27/2021
31	Lilly Hovre	San Marcos	TX	78666	US	8/27/2021

32	Ellie Hovre	Dripping springs		78620	US	8/27/2021
33	Heidi Hovre	Winter Gardens	FL	34787	US	8/27/2021
34	Rachel Zetnick	Houston	TX	77003	US	8/27/2021
35	Jamie Harris	Dripping springs	TX	78620	US	8/27/2021
36	Kimberly Gray	Dripping Springs	TX	78620	US	8/27/2021
37	Irene Harrell	Dripping Springs	TX	78620	US	8/27/2021
38	Luis Pagan	Dripping Springs	TX	78620	US	8/27/2021
39	Rebecca Pagan	Dripping Springs	TX	78620	US	8/27/2021
40	Sarah Shirley	Dripping Springs	TX	78620	US	8/27/2021
41	Fran Nations	Dripping Springs	TX	78620	US	8/27/2021
42	Lauren Miller	Dripping Springs	TX	78620	US	8/27/2021
43	Steve Simank	Dripping Springs	TX	78620	US	8/27/2021
44	Emma Louise	Austin	TX	78749	US	8/27/2021
45	Megan Zetnick	Dripping Springs	TX	78620	US	8/27/2021
46	Linda Reardon	Austin	TX	78704	US	8/27/2021
47	Amanda Hurley	Dripping Springs	TX	78620	US	8/27/2021
48	Tammi Markiewicz	Dripping Springs	TX	78620	US	8/27/2021
49	Mitzi Hovre	Dripping Springs	TX	78620	US	8/27/2021
50	April Demeo	Dripping Springs	TX	78620	US	8/27/2021
51	Courtney Schmidt	Dripping Springs	TX	78620	US	8/27/2021
52	Mauricio Guillen Torelli	Dripping Springs	TX	78620	US	8/27/2021
53	Renee Curfman	Dripping Springs	TX	78620	US	8/27/2021
54	Myles Phelps	Dripping springs	TX	78620	US	8/27/2021
55	Kyle Evans	DRIPPING SPRINGS	TX	78520	US	8/27/2021
56	Vamshi Chelivendri	Dripping Springs	TX	78620	US	8/27/2021
57	Anthony Rodriguez	Austin	TX	78737	US	8/27/2021
58	Emily Andersen	Austin	TX	78737	US	8/27/2021
59	Oakley Smith	Dripping Springs	TX	78620	US	8/27/2021
60	Prathima Lalkota	Austin	TX	78745	US	8/27/2021
61	Graham Miller	Dripping Springs	TX	78620	US	8/27/2021
62	Kylie Valentine	Dripping Springs	TX	78620	US	8/27/2021
63	Madeline Griffin	Driftwood	TX	78739	US	8/27/2021
64	Bruce Mori	Austin	TX	78620	US	8/27/2021
65	Sarah Mori	Dripping springs	TX	78620	US	8/27/2021

66	Brian Link	Dripping Springs	TX	78620	US	8/27/2021
67	Karina Branham	Houston	TX	77056	US	8/27/2021
68	Josh Urban	Austin	TX	78620	US	8/27/2021
69	William Seitz	Austin	TX	78749	US	8/27/2021
70	Journey Urban	San Antonio	TX	78247	US	8/27/2021
71	Matthew Dugan	Austin	TX	78620	US	8/27/2021
72	Kara Erdelac	Dripping Springs	TX	78620	US	8/27/2021
73	Valerie Simank	Austin	TX	78620	US	8/27/2021
74	Chelsea White	Austin	TX	78620	US	8/27/2021
75	Cameron Broussard	Austin	TX	78748	US	8/27/2021
76	Erin Cooper	Dripping Springs	TX	78620	US	8/27/2021
77	Ellen Blazek	Austin	TX	78717	US	8/27/2021
78	Zora Dugan	Dripping Springs	TX	20854	US	8/27/2021
79	Melissa Banks	Austin	TX	78749	US	8/27/2021
80	Sean Snyder	Dripping Springs	TX	78620	US	8/27/2021
81	Sara Carlson	Austin	TX	78735	US	8/27/2021
82	Matthew Carlson	Dripping Springs	TX	78620	US	8/27/2021
83	Gretchen Shepard	Austin	TX	78620	US	8/27/2021
84	Amanda Grimm	Dripping Springs	TX	78620	US	8/27/2021
85	Sean Kannaly	Austin	TX	78749	US	8/27/2021
86	Robert Maldonado	Austin	TX	78737	US	8/27/2021
87	Jennifer Gray	Dripping Springs	TX	78620	US	8/27/2021
88	Katherine Parmeson	Austin	TX	78620	US	8/27/2021
89	Amber Crable	Austin	TX	78738	US	8/27/2021
90	Janie Ruiz	Dripping Springs	TX	78620	US	8/27/2021
91	Juan Llerena	Dripping Springs	TX	7	US	8/27/2021
92	Dorothy Mohammed	Austin	TX	78620	US	8/27/2021
93	Robert Markiewicz	Dripping Springs	TX	78620	US	8/27/2021
94	Linda Riddle	Dripping Springs	TX	78620	US	8/27/2021
95	Katie Mueller	Dripping Springs	TX	78620	US	8/27/2021
96	Mary Burke	Austin	TX	78749	US	8/27/2021
97	Jon Smart	Dripping Springs	TX	78620	US	8/27/2021
98	Ashley Oldham	Dripping Springs	TX	78620	US	8/27/2021
99	Valerie Brown	Dripping Springs	TX	78620	US	8/27/2021

100	Ali Mohammed	Austin	TX	78620	US	8/27/2021
101	Michael Massie	Dripping Springs	TX	78620	US	8/27/2021
102	Madeleine Connolly	Austin	TX	78749	US	8/27/2021
103	Curtis Mueller	Dripping Springs	TX	78620	US	8/27/2021
104	Margareth Ortiz Gutierrez	Dripping Springs	TX	78620	US	8/27/2021
105	Monica Boyle	Dripping Springs	TX	78620	US	8/27/2021
106	Lynda Zetnick	Fort Worth	TX	76108	US	8/27/2021
107	Courtney Grable	Lake Jackson	TX	77566	US	8/27/2021
108	Chloe Fryns	Lowell	MA	1852	US	8/27/2021
109	Janet Musgrove	Dripping Springs	TX	78620	US	8/27/2021
110	Robert Musgrove	Dripping Springs	TX	78620	US	8/27/2021
111	Holly Demro	Austin	TX	78620	US	8/27/2021
112	jordan levin	Pacoima		91331	US	8/27/2021
113	Adam Gray	Austin	TX	78749	US	8/27/2021
114	Nichole Street	Austin	TX	78749	US	8/27/2021
115	Angee Cornick	Austin	TX	78735	US	8/27/2021
116	Wylie Frazee	Houston	TX	77042	US	8/27/2021
117	Kimberly Gray	Dripping Springs	TX	78620	US	8/27/2021
118	Jennifer Dowdy	Dripping Springs	TX	78620	US	8/27/2021
119	Lindsey August	Dripping Springs	TX	78620	US	8/27/2021
120	Ryan Gavieres	Vallejo		94591	US	8/27/2021
121	Rosa Ruiz	Dripping Springs	TX	78620	US	8/27/2021
122	Rebekah Gatlin	Dripping Springs	TX	78620	US	8/27/2021
123	Lexi W				US	8/27/2021
124	Rubi Camargo	Bartlett	IL	60103	US	8/27/2021
125	Dasha Grot	Austin	TX	78735	US	8/27/2021
126	Owen Laracuenta	Dripping Springs	TX	78765	US	8/27/2021
127	Adam Kaluba	Burleson	TX	76028	US	8/27/2021
128	Austin Ward	Corvallis	OR	97330	US	8/27/2021
129	Whitney Phelps	Austin	TX	78749	US	8/27/2021
130	carl kovacs	Adona		72070	US	8/27/2021
131	farah hallal	Chandler		85286	US	8/27/2021
132	Sherry Fisher	Austin	TX	78749	US	8/27/2021
133	Jennifer Goode	Dripping springs	TX	78620	US	8/27/2021

134	Anne Davison	Austin	TX	78620	US	8/27/2021
135	Shireen Ordway	Dripping springs	TX	78620	US	8/27/2021
136	Lauren Crim	Austin	TX	78735	US	8/27/2021
137	Bill Tyler	Dripping Springs	TX	78620	US	8/28/2021
138	Kalen Arnold	Dripping Springs	TX	78620	US	8/28/2021
139	jamie savage	Austin	TX		US	8/28/2021
140	Kelly Reder	Austin	TX	78620	US	8/28/2021
141	Cortni Reid	Austin	TX	78620	US	8/28/2021
142	lizzy miser	Austin	TX	78737	US	8/28/2021
143	Cole Thompson	Dripping Springs	TX	78620	US	8/28/2021
144	Frederick Jones	Macomb	MI	48042	US	8/28/2021
145	Briana Huhn	Austin	TX	78737	US	8/28/2021
146	Steve Rapp	Dripping Springs	TX	78620	US	8/28/2021
147	Shauna Dunlap	Dripping springs	TX	78745	US	8/28/2021
148	Tony Kamel	Dripping Springs	TX	78620	US	8/28/2021
149	Nichole Bonnett	Dripping Springs	TX	78620	US	8/28/2021
150	Mackenzie George	Dripping Springs	TX	78620	US	8/28/2021
151	Karen Richards	Dripping Springs	TX	78620	US	8/28/2021
152	Nomar Bodon	Austin	TX	78737	US	8/28/2021
153	Ava Russell	Austin	TX	78753	US	8/28/2021
154	kristen weathers	Austin	TX	78737	US	8/28/2021
155	David Mann	Dripping Springs	TX	78620	US	8/28/2021
156	Mark Bennett	Austin	TX	78708	US	8/28/2021
157	Rachel Rhoads	Austin	TX	78620	US	8/28/2021
158	Virginia Rice	Austin	TX	78749	US	8/28/2021
159	Amanda Smith	Austin	TX	78737	US	8/28/2021
160	Tamara Reynolds	Dripping Springs	TX	78620	US	8/28/2021
161	Brenton Maddox	Dripping spring	TX	78620	US	8/28/2021
162	Allison Fuller	Dripping Springs	TX	78620	US	8/28/2021
163	Billie Jo Sage	Dripping Springs	TX	78620	US	8/28/2021
164	Gethsemani Palacios	Dripping Springs	TX	78620	US	8/28/2021
165	Joan Minton	Austin	TX	78737	US	8/28/2021
166	Rebecca Evans	Dripping Springs	TX	78620	US	8/28/2021
167	Julie LaChance	Austin	TX	78749	US	8/28/2021

168	Julia Van Buskirk	Austin	TX	78737	US	8/28/2021
169	Scott Crim	Austin	TX	78736	US	8/28/2021
170	Kate Sexton	Dripping Springs	TX	78620	US	8/28/2021
171	Laura Colburn	Austin	TX	78737	US	8/28/2021
172	Kathleen M Irwin	Austin	TX	78749	US	8/28/2021
173	Robin Sawoska	Austin	TX	78737	US	8/28/2021
174	Michelle Roddy	Greenville		29609	US	8/28/2021
175	Mike Cohen	Austin	TX	78737	US	8/28/2021
176	Tracy Harber	Driftwood	TX	78619	US	8/28/2021
177	Allison wilcox	dripping springs	TX	78620	US	8/28/2021
178	Lona Appleby	Ann Arbor	MI	48104	US	8/28/2021
179	Christine Geseking	Dripping Springs	TX	78620	US	8/28/2021
180	Sharyn Doerwald	Charlotte	NC	28269	US	8/28/2021
181	Heudu Marhofer	Dripping Springs	TX	78620	US	8/28/2021
182	Robert Turanyi	Dripping Springs	TX	78620	US	8/28/2021
183	Jeanie Collier	Austin	TX	78749	US	8/28/2021
184	James Brown	Dripping Springs	TX	78620	US	8/28/2021
185	Matt Hughes	Dripping Springs	TX	78620	US	8/28/2021
186	Dawn Stillwell	Dripping Springs	TX	78620	US	8/28/2021
187	Janice Vieira	Dripping Springs	TX	78620	US	8/28/2021
188	Cheryl Turanyi	Dripping Springs	TX	78620	US	8/28/2021
189	Ashlee Jones	Dripping Springs	TX	78620	US	8/28/2021
190	Michelle Abbott	Austin	TX	78749	US	8/28/2021
191	Kathryn Carhartt	Driftwood	TX	78619	US	8/28/2021
192	Roberta Riley	Leakey	TX	78873	US	8/28/2021
193	Cindy Minton	Austin	TX	78737	US	8/28/2021
194	Connie Robertson	Dripping Springs	TX	78620	US	8/28/2021
195	Emily Saculla	Austin	TX	78737	US	8/28/2021
196	Josh Rubbiccio	Dripping Springs	TX	78620	US	8/28/2021
197	Kellye Daniel	Austin	TX	78737	US	8/28/2021
198	Heather Morrison	Dripping Springs	TX	78620	US	8/28/2021
199	Janice Englehart	Austin	TX	78737	US	8/28/2021
200	Mandi Suellentrop	Bulverde	TX	78163	US	8/28/2021
201	Kathryn Ducker	Dripping Springs	TX	78620	US	8/28/2021

202	Sarah Mutchler	Kyle	TX	78640	US	8/28/2021
203	Kwynn Brigjt	Austin	TX	78620	US	8/28/2021
204	Sarah Bale	Grand Prairie	TX	75050	US	8/28/2021
205	Kim Shelly	Dripping Springs	TX	78620	US	8/28/2021
206	Lori Kelley	Austin	TX	78749	US	8/28/2021
207	Geoffrey Haack	Dripping Springs	TX	78620	US	8/28/2021
208	Luisa Leon	Morgan Hill	CA	95037	US	8/28/2021
209	christopher joseph chal	Spring Hill		34609	US	8/28/2021
210	Tara Seale	Dripping Springs	TX	78620	US	8/28/2021
211	Amy V	Dripping Springs	TX	78620	US	8/28/2021
212	Amy Horowitz	Austin	TX	78737	US	8/28/2021
213	Kevin Vargo	Austin	TX	78737	US	8/28/2021
214	Natalia Kannaly	Austin	TX	78620	US	8/28/2021
215	Sheetal Kulkarni	Austin	TX	78737	US	8/28/2021
216	Trisha Kimes	Austin	TX	78753	US	8/28/2021
217	Dean Hunt	Austin	TX	78738	US	8/28/2021
218	Betheny Blackwell	Johnson City	TX	78636	US	8/28/2021
219	Alisa Durbin	Dripping Springs	TX	78620	US	8/28/2021
220	Madysen Nurmi	Round Rock	TX	78664	US	8/28/2021
221	Jody Castano	Dripping Springs	TX	78620	US	8/28/2021
222	Tisha Mackey	Austin	TX	78737	US	8/28/2021
223	Jane Philips	Austin	TX	78737	US	8/28/2021
224	Laura Johnson	Austin	TX	78737	US	8/28/2021
225	Marissa Montes	Dripping Springs	TX	78620	US	8/28/2021
226	Patricia Arvidson	Dripping Springs	TX	78620	US	8/28/2021
227	Jill Powell	Austin	TX	78620	US	8/28/2021
228	Mackenzie Clarno	Austin	TX	78737	US	8/28/2021
229	Kadie Weyer	Dripping Springs	TX	78620	US	8/28/2021
230	Scott Ely	Austin	TX	78734	US	8/28/2021
231	Gina Bisett	Dripping Springs	TX	78620	US	8/28/2021
232	Inna Boren	Dripping Springs TX	TX	78620	US	8/28/2021
233	Nicole Bergeron	Yukon	OK	73099	US	8/28/2021
234	Victoria Stults	Austin	TX	78741	US	8/28/2021
235	Mary vaslet	Dripping springs	TX	78620	US	8/28/2021

236	Claudia Kahle	Dripping Springs	TX	78620	US	8/28/2021
237	Aimee Friesenhahn	Austin		78737	US	8/28/2021
238	Lanae Banks	Spicewood	TX	78669	US	8/28/2021
239	Barbara Jones	Macomb	MI	48042	US	8/28/2021
240	Roy Logan	Austin	TX	78735	US	8/28/2021
241	Dave Trotter	Dripping Springs	TX	78620	US	8/28/2021
242	Steve Johnson	Dripping Springs	TX	78620	US	8/28/2021
243	Karen Hartnett	Austin	TX	78749	US	8/28/2021
244	Maria del Pilar Angulo	Austin	TX	78745	US	8/28/2021
245	J Cortinas	Dripping Springs	TX	78620	US	8/28/2021
246	Karri Frey	Dripping Springs	TX	78620	US	8/28/2021
247	Connie Langford	Dripping Springs	TX	78620	US	8/28/2021
248	Becky Artaserse	Austin	TX	78729	US	8/28/2021
249	Scott Hopkins	Dripping Springs	TX	78620	US	8/28/2021
250	Rob Hanigan	Dripping Springs	TX	78620	US	8/28/2021
251	Josh Crawford	Austin	TX	78737	US	8/28/2021
252	Cathy Betts	Austin	TX	78735	US	8/28/2021
253	Jenna Doantiello	Austin	TX	78736	US	8/28/2021
254	Alan Higgerson	Dripping Springs	TX	78620	US	8/28/2021
255	Nicole Maddox	Dripping Springs	TX	78620	US	8/28/2021
256	Mark Gordon	Austin	TX	78749	US	8/28/2021
257	Tera snyder	Austin	TX	78737	US	8/28/2021
258	Pink Paisley	Charlotte		28215	US	8/28/2021
259	Karla Reyes	Colton		92325	US	8/28/2021
260	Christopher Charboneau	Austin	TX	78759	US	8/28/2021
261	Laura Rayburn	Dripping Springs	TX	78620	US	8/28/2021
262	Ralph Daniel	Dripping Springs	TX	78620	US	8/28/2021
263	Martha Bowen	Dripping Springs	TX	78620	US	8/28/2021
264	Patricia Firkser	Austin	TX	78737	US	8/28/2021
265	carrie napiorkowski	Dripping Springs	TX	78737	US	8/28/2021
266	Crissy Kinley	Driftwood	TX	78619	US	8/28/2021
267	Derek Ytreeide	Dripping Springs	TX		US	8/28/2021
268	Dede Amoah	Wesley Chapel		33544	US	8/28/2021
269	Carol Dunnigan	Dripping Springs	TX	78620	US	8/28/2021

270	kris anglin	Dripping Springs	TX	78620	US	8/28/2021
271	Colette Kraham	Austin	TX	78737	US	8/28/2021
272	Rosemary Willcox	Dripping Springs	TX	78620	US	8/28/2021
273	Dick Beach	Chicago		60605	US	8/28/2021
274	Felipe Mendoza	Austin	TX	78737	US	8/28/2021
275	Ed King	Dripping Springs	TX	78620	US	8/28/2021
276	Jenna Edwards	Austin	TX	78747	US	8/28/2021
277	Andrea Hollingshead	Dripping Springs	TX	78620	US	8/28/2021
278	Jaden Cosgrove	cleveland		44121	US	8/28/2021
279	Cynthia Cox	Dripping Springs	TX	78620	US	8/28/2021
280	Jennifer Clarner	DRIPPING SPRINGS	TX	78620	US	8/29/2021
281	Ben Ingram	Austin	TX	78737	US	8/29/2021
282	Hailey Ingram	Austin	TX	78737	US	8/29/2021
283	Shelley Nathan	Austin	TX	78749	US	8/29/2021
284	Karyna Donley	Dripping Springs	TX	78620	US	8/29/2021
285	Lindsay Hearne	Dripping Springs	TX	78620	US	8/29/2021
286	Pamela Lewis	Dripping Springs	TX	78620	US	8/29/2021
287	Brenda Davenport	Austin	TX	78737	US	8/29/2021
288	Samantha Morones	Austin	TX	78735	US	8/29/2021
289	Codi Hartman	Austin	TX	78749	US	8/29/2021
290	Angela Griffith	Dripping Springs	TX	78620	US	8/29/2021
291	Mary Stewart	Dripping Springs	TX	78620	US	8/29/2021
292	Renate McCollum	Dripping Springs	TX	78620	US	8/29/2021
293	Lorra Wright	Charlotte		28205	US	8/29/2021
294	Chelsea garnett	Dripping Springs	TX	78620	US	8/29/2021
295	Brenda Crim	Dripping Springs	TX	78620	US	8/29/2021
296	Henry Brooks	Dripping Springs	TX	78620	US	8/29/2021
297	Louise Wilson	Wimberley	TX	78676	US	8/29/2021
298	Oleg Zhoglo	Dripping Springs	TX	78620	US	8/29/2021
299	Latoya McAllister	Orlando		32839	US	8/30/2021
300	Georgia Fontana	Austin	TX	78735	US	8/30/2021
301	Caryl Dore	Dripping Springs	TX	78620	US	8/30/2021
302	Brina Vazquez	Dripping Springs	TX	78620	US	8/30/2021
303	Ryan Sepeda	Dripping Springs	TX	78620	US	8/30/2021

304	Sharon Hall	Dripping Springs	TX	78620	US	8/30/2021
305	Zyad Elchmaissani	Dripping Springs	TX	78620	US	8/30/2021
306	Sharman Das	Frisco	TX	75035	US	8/30/2021
307	Mary Linton	Austin	TX	78759	US	8/30/2021
308	Kaccee Cox	Austin	TX	78735	US	8/30/2021
309	Jessie Scott	Austin	TX	78735	US	8/30/2021
310	Kyle Hollingshead	Austin	TX	78736	US	8/30/2021
311	Kelly Haskell	Austin	TX	78737	US	8/30/2021
312	William Collins	Dripping Springs	TX	78620	US	8/30/2021
313	Ashley Sanchez	Mount Prospect		60056	US	8/30/2021
314	Calla Nyboer	Dripping Springs	TX	78620	US	8/30/2021
315	Tanya Waller	Dripping Springs	TX	78620	US	8/30/2021
316	caleb nyboer	nunica	MI	49448	US	8/30/2021
317	Ethan Hiller	San Marcos	TX	78666	US	8/30/2021
318	Wayne Giffin	Austin	TX	78620	US	8/30/2021
319	mercy lee	Grand Junction		81501	US	8/31/2021
320	Kennedy Lamphier	Iowa City		52240	US	8/31/2021
321	Donna Giffin	Dripping Springs	TX	78620	US	8/31/2021
322	Robert Ortiz	San Francisco		94945	US	8/31/2021
323	Aundra Edwards	Santa Fe		87507	US	8/31/2021
324	Joe L Walker	Dripping Springs	TX	78620	US	8/31/2021
325	Richard Rensing	Mckinney		75070	US	8/31/2021
326	James Nations	Dripping Springs	TX	78620	US	8/31/2021
327	Alicia Maske	Austin	TX	78620	US	8/31/2021
328	Steven Maske	Austin	TX	78704	US	8/31/2021
329	Taylor Green	Blanco		78606	US	8/31/2021
330	Lauren Feeley	Dripping Springs	TX	78620	US	8/31/2021
331	Alexander Bewley	Cleveland		44134	US	8/31/2021
332	Colton Markiewicz	Dripping Springs	TX	78620	US	9/1/2021
333	Kimber Markiewicz	Dripping Springs	TX	78620	US	9/1/2021
334	Dylan Emery	Hainesport		8036	US	9/1/2021
335	Krazy Keith	McKinney		75070	US	9/1/2021
336	Chayse Horning	Canton		44718	US	9/1/2021
337	Shawn Novak	San Antonio	TX	78260	US	9/1/2021

338	Michael Feeley	Dripping Springs	TX	78620	US	9/1/2021
339	Sheldon Smith	Erie		16501	US	9/1/2021
340	G Crider	Dripping Springs	TX	78620	US	9/1/2021
341	Eveline Adams	Dripping Springs	TX	78620	US	9/1/2021
342	Steven Adams	Austin	TX	78749	US	9/1/2021

PETITION COMMENTS

Ellie Hovre

"We have a house that looks out to this land."

Tammi Markiewicz

"I am greatly disappointed with the proposed high density houses being built behind my home. While I understand the need for this type of home in the community, why on earth would you put that directly behind homes like FR and LT?! Poor planning in my opinion. If you lived here you would be upset too."

Kara Erdelac

"This directly affects the neighborhood I moved into, where we bought a home because we loved the space between homes. This will be an eyesore and just add to the already congested traffic in the area."

Holly Demro

"This new community will greatly affect me and the others on the north side of Founders Ridge. We paid a higher premium for our lot with a green belt view and would like it to stay that way. I don't want to be looking at 40 backyards."

Lilly Anna

"We live in legacy trails and have the beautiful view, that will back up right to these awful tiny houses!!! We won't have a pretty view for long if this happens"

Nichole Bonnett

"This is an awful use of our land!!"

Virginia Rice

"Dripping Springs has been completely over run. Stop building, not enough water here for more homes."

PETITION COMMENTS

Julie LaChance

"Destroying the reason most people make Dripping Springs their home. Stop trying overpopulate this beautiful small town."

Julia Van Buskirk

"Overdevelopment of the land taxes the limited resources out here. It's created water challenges, energy challenges, school challenges, traffic challenges, etc."

Scott Crim

"If the city of Dripping Springs allows this to go through

We will only end up with Belterra:

Two Rooftops as far as the eye can see

That doesn't sound like a hill country view to me

Near wandering deer and grazing cows

I planted my roots and built my house

I document the storms as they roll in from the west

The golden hour sunsets are simply the best

If houses are built close together how is there space?

You don't have to build that many homes; this isn't a race

Remember that rain a few lines before?

It will ruin the garden homes because run-off is poor

"I'll build them higher!" The developer shouts with their hands

Not caring about the affect on the lands

A lonely flashing stop light blinks near the school

PETITION COMMENTS

No longer at night due to construction and noisy tools

We do need more homes. We get it; we really do.

We don't need views of backyards and rooftops from Belterra:

Two Open spaces? Friendly faces?

You will have to change your tagline due to so many places

If you truly want the views you would encourage them to stay

Not disheartening your residents by taking them away

Please do the right thing; I pray that you do

Please don't overbuild Belterra: Two"

James Brown

"There are solutions to this problem that do not harm existing residents."

Ashlee Jones

"I live near this development and would be negatively impacted by reduced quality of life and property values, and increased traffic, noise and safety concerns."

Sarah Bale

"The city needs to hold all future developers accountable for infrastructure, or limit development."

Lauren Crim

"When we moved to Dripping Springs, we chose a community that backs up to the countryside, and it has immensely improved our quality of life and our children's lives. We knew there would be future development - and we're ok with that - but we were promised a 300 ft buffer and paid a lot premium for that view and buffer. You can build patio homes within the community without diminishing the quality of the surrounding neighborhoods and plummeting property values."

PETITION COMMENTS

Dean Hunt

"I disagree with this."

carrie napiorkowski

"This is a traffic & safety & security nightmare!"

Henry Brooks

"I have been a neighbor of the "LL Ranch" all my life and I think their massive high intensity development plan represents petty greed and total disregard for the long term quality of life in Dripping Springs and the Hill Country in general. None of the Hills involved even live around here as far as I know and they feel free to almost single handedly urbanize our community with no remorse."

Tanya Waller

"The beautiful landscape of Dripping The beauty of Dripping Springs is being ruined by all these cookie-cutter subdivisions, and the proposed type of building would be even more unsightly and hurt existing home values, not to mention add to our over-traveled roads and over stressed water supply and drainage issues."

Alicia Maske

"To protect our natural resources, existing homes and people's lives. New housing is needed with job growths, BUT with a well-planned limit.

1. We don't want droughts from overcrowding the area and overdrawing on the water table.
2. Ruining the buffer zones will cause improper drainage and lead to flooding elsewhere. These new houses will be in severe danger of flooding anyway.
3. It will cause previous proper drainage courses to be rerouted placing other homes/people that were not in harm's way to now be in severe danger.
4. Folks who already bought their homes based on set plans for the area will be robbed of their view/trees natural landscape etc. which is what they paid for.
5. Birds and other wildlife need these buffer zones as natural habitats to survive."