

**From:** [Jezebele Alicea](#)  
**To:** [Planning](#)  
**Cc:** [Jose Colon](#); [Jezebele Alicea](#)  
**Subject:** Hardy Subdivision - Comments for Public Comment Period Ending August 23, 2024  
**Date:** Tuesday, August 20, 2024 1:15:05 PM

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Greetings,

The following comments are submitted on behalf of Jose Colon-Feliciano and Jezebele Alicea-Virella, both residents of Bunker Ranch Subdivision in Dripping Springs.

The Hardy Subdivision development has raised many concerns that we would like to bring to your attention and perhaps could bring the right people to address these concerns during the next public hearing. The following questions highlight the potential impacts on our community from our perspective and we want them to be included as topics of concern officially submitted during the public comment period.

### **Traffic and Safety Concerns**

1. Increased Traffic:

- How will the increased traffic from the new subdivision be managed to avoid congestion and ensure the safety of residents in the existing subdivision?
- Will there be traffic studies conducted to assess the impact on current roadways?

2. Construction Traffic:

- What is the plan for managing construction traffic to minimize disruption to residents?
- Will there be designated routes for heavy machinery and construction vehicles that avoid residential streets?

3. Emergency Services Access:

- How will the development ensure that emergency services (fire, ambulance, police) have unobstructed access to both the existing and new subdivisions, especially during the construction phase?

### **Quality of Life**

1. Noise and Dust Control:

- What measures will be implemented to control noise, dust, and other nuisances from construction activities?
- Will there be restrictions on construction hours to minimize disturbance to

residents?

2. Impact on Property Values:

- Has there been an assessment of how the new subdivision might affect property values in the existing neighborhood? What steps will be taken to mitigate any potential negative impacts?

3. Community Involvement:

- How will the developers involve the existing community in the planning process?
- Will there be ongoing communication with residents to address concerns as the project progresses?

## **Development Plans and Alternatives**

1. Sustainable Development:

- Given that Dripping Springs Water Company has kept us in Stage 4 water restrictions for over a year, how will the new development affect existing customers, and what measures are being taken to ensure that service can be provided without prolonging or exacerbating these restrictions?
- What is the water conservation plan and assessment for the Hardy development, specifically regarding water supply, recycling, and reuse under existing restrictions?
- What is the feasibility for the city to require the new development to install a water treatment plant along with the sewer system so that the water can be effectively reused? Or should TCEQ or EPA Region 6 be better contacts to address concerns? This could help address the ongoing water supply issues, especially considering that Dripping Springs Water Company has kept us in Stage 4 restrictions for over a year.
- Currently, there are federal funds (grants and low-interest loans) available through the Bipartisan Infrastructure Law that delivers more than \$50 billion to the Environmental Protection Agency (EPA) to improve our nation's drinking water, wastewater, and stormwater infrastructure. Has the developer tried to submit alternative water projects for the new subdivision to get access to these funds? As well, these funds are available for the city, and the county to submit water conservation projects, such as rain harvest collection systems where residents could get retrofits to install these systems.

2. Alternative Access Roads:

- Has the possibility of creating an alternative access road for the new subdivision been explored to reduce traffic through the existing neighborhood?
- Could the city formally request that the developer use an alternate access

route to the site, thereby avoiding the use of our private road, Bunker Ranch Boulevard, at all costs?

3. Phasing of Development:

- How will the development be phased, and what is the timeline?
- Will there be breaks between phases to allow for community input and adjustments based on the impacts observed during earlier phases?

4. School Facilities

- What is the plan to address the anticipated influx of school-aged children, given that the current facilities are already insufficient for existing residents? Furthermore, is there any plan to require the developer to build a new school as part of the development? If not, what steps will the city take to resolve this issue?

### **Environmental Impact**

1. Wildlife Displacement:

- Has the developer conducted an environmental impact assessment, considering that the land slated for construction is home to multiple species of deer, foxes, and other wildlife that would be affected by habitat loss?
- Additionally, what provisions have been made regarding the trees in this area—are they protected under any local or state regulations? What measures will be taken to protect and relocate the wildlife currently inhabiting the area?
- How will the development mitigate the disruption to the local ecosystem?

2. Heritage Trees Preservation:

- Are there plans to preserve or protect heritage trees within the development site?
- How will the removal of these trees be minimized, and what will be done to replace any that are removed?

3. Stormwater Management:

- How will the development manage stormwater runoff to prevent flooding or erosion in the existing subdivision?
- What measures will be in place to protect water quality and nearby bodies of water?

4. Green Space and Buffer Zones:

- Will there be designated green spaces or buffer zones to separate the new

development from existing homes? How will these areas be maintained?

Thank you and have a blessed day!

Jezebele Alicea Virella and Jose Colon Feliciano

**From:** [Regina Christopher](#)  
**To:** [Planning](#)  
**Subject:** Hardy Subdivision  
**Date:** Sunday, August 18, 2024 12:40:41 PM

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Im not understanding what “Hardy Subdivision” is? I thought that land was going to be more Bunker and have an entrance out onto 290 on opposite side of ranch.

My biggest fight will be for them and their construction traffic to not go through our gated neighborhood. How do we ensure this?

Sincerely,  
Gina

Sent from my iPhone

**From:** [Jodi Sasaki](#)  
**To:** [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** Public Comment for Hardy Subdivision Case (VAR2024-006)  
**Date:** Wednesday, August 21, 2024 1:01:54 PM

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To Whom This May Concern:

Please consider the following public comment regarding the Hardy Subdivision Case (VAR2024-006) as it pertains to the public hearing(s) currently scheduled for August 27, 2024 and September 17, 2024:

I, Jodi Sasaki-Miraglia and Mark Miraglia, jointly submit these comments, as current residents of the existing Bunker Ranch Estates neighborhood in Dripping Springs, TX.

ACCESS ROAD for Hardy Development:

- We would like to request that any and all contractors, sub-contractors, and construction related vehicles/individuals involved in the Hardy Subdivision **ONLY use the new exit road connecting Hardy development to HWY 290 or CREATE a separate access road OUTSIDE the main gates of Bunker Ranch Estates.** The Hardy development should be **prohibited** from using the main Bunker Ranch Estates entrance during the construction of the Hardy development.
  - The developer of the Hardy community is fully aware that Bunker Ranch Estates have specific bylaws in place which were in part created by the developer. Our bylaws were intended to protect the current homeowners and their families from being forced to endure "**unusual construction practices.**"
  - **Health Hazard:** Subjecting our children (some with special needs like ADHD, Autism, PTSD, other health and neurological disorders), pets, and other family members who live in Bunker Ranch to years of loud construction noises is a massive **health hazard with short and potentially long term consequences.** According to the CDC, Authored by Ellen Kerns, MPH,CPH,COHC and Elizabeth Masterson, PhD, CPH, COCH, "loud noise can cause other physical stress as well as mental stress." "These symptoms can range from feeling tired and/or irritable to having temporarily high blood pressure". The US Dept of Labor, OSHA division reports that loud noise can also contribute to reduction in productivity (many residents work from home), interferes with concentration and communication (both paramount when working from home or homeschooling your children). Bunker Ranch residents need respite from the stressors of school/work when they are home, no matter what time of day it is.
  - **Resident Safety/Theft/Death Risk:** There is a reason we became residents of Bunker Ranch. It was advertised as a private GATED community with limited lots for sale. We invested in the City of Dripping Springs and Bunker Ranch for its privacy, safety, low noise pollution, in a small gated community of like minded homeowners who wanted the same lifestyle. If the Hardy project allows all open construction and public access all day and night through our private community at Bunker Ranch, it will open up our community up to **MORE death risk due to speeding vehicles ignoring our low speed limit signs for safety while small children are playing outside and/or residents are walking daily. Running through speed bumps and not stopping at stop signs, not stopping during school bus pick up and drop offs increase the death risk for our children and residents. We do NOT have any sidewalks which the city should NOT have approved, thereby forcing our residents, children to walk/ride their bikes on the road and risk their lives daily. We've had very close collision encounters with construction vehicles continuously.** MANY residents have witnessed, been involved in, and have evidence of these dangerous incidents. The open gates during the day due to construction has also opened up easy access for **theft on door steps and around our homes.** It will undoubtedly be **much WORSE if the Hardy project** is allowed to use Bunker Ranch as a construction access point allowing many more people to access Bunker Ranch Estates homes 24/7 and for years. **Allowing MORE easy theft opportunities** in the city of Dripping Springs sends the **WRONG** message to those looking for new cities and communities to


victimize.

- **Property Damage:** There WILL be massive destruction of our current roads and front yard property. The narrow roads that have NO sidewalks were never meant for 100's of heavy construction trucks to pound our small community road. The average fully loaded **cement truck weighs 33 TONS**, a fully loaded **dump truck with dirt 26 TONS** pounding our small barely 2 lane residential concrete roads. Every week resident cars have to **dodge spilled large rocks, dirt, mud, nails, metal and wood construction items being dragged/dropped onto our small roads leaving the residents to clear up after the construction trucks on OUR time and dime. Many home owners have had large construction trucks run off the small Bunker roads and onto their front lawns while backing in/out of projects damaging THOUSANDS of dollars of landscaping and sprinkler systems while they are away at work.** The Hardy project will take years to develop and be fully complete. This qualifies as "unusual construction practices" and is a direct violation of our bylaws pursuant to Article 5, paragraph 5.25 - "Construction Activities." These activities do constitute as "unusual construction practices". We have the right as members of the community, to potentially seek an injunction via the ACC. We believe by addressing these issues now, all parties involved will avoid potential future litigation.
- Bunker Ranch Estates has been "under construction" for over 6 years now. Many residents have been forced to LIVE with the constant unhealthy NOISE pollution, constant safety issues of an OPEN ACCESS construction development in what is supposed to be a 24/7 private gated community. Let's end this chaos and continued health hazards for our Dripping Springs families. Complete the responsible action by directing the Hardy Development construction to **ONLY use the new exit road connecting the Hardy project to HWY 290 or CREATE a separate access road OUTSIDE the main gates of Bunker Ranch Estates.**

Thank you for your time to listen to our comments, concerns, and requests. We can be reached for any comments/questions by phone and/or email below.

Sincerely,

Jodi and Mark Miraglia (Bunker Ranch Estates Residents)



**From:** [lchen108](#)  
**To:** [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** Public Comment for Hardy Subdivision Case (VAR2024-006)  
**Date:** Tuesday, August 20, 2024 8:09:38 PM

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To Whom This May Concern:

Please consider the following public comment with respect to the Hardy Subdivision Case (VAR2024-006) as it pertains to the public hearing(s) currently scheduled for August 27, 2024 and September 17, 2024:

I, Laura Lindsey and Lindsey Chen, jointly submit these comments, as current residents of the existing Bunker Ranch Estates neighborhood.

ACCESS ROAD -

- We are respectfully requesting that any and all contractors, sub-contractors, and construction related vehicles/individuals involved in the future development of the Hardy Subdivision be forced to either create a separate access road outside of the existing Bunker Ranch Estates neighborhood front entrance gate and/or use ONLY the new exit road linking the Hardy Subdivision to HWY 290. **Specifically, we are requesting that the Hardy Subdivision be prohibited from using the existing main entrance gate of Bunker Ranch Estates under all circumstances during the construction of the proposed subdivision.**
  - As the developer of the Hardy Subdivision is well aware, we have specific bylaws in place which were in part created by the developer himself, that were intended to protect the current homeowners from being forced to endure "unusual construction practices." Moreover, the contract (our bylaws) in which the developer created understands that enduring years of loud construction vehicles, unauthorized individuals/vehicles from accessing our private property during all hours of the day/night when the gate remains open (which is already a current safety issue that remains unresolved), the speeding of vehicles, as well as, the danger of large construction trucks, when children are present and at play, as well as the destruction of our current roads, qualifies as "unusual construction practices" and is a direct violation of our bylaws pursuant to Article 5, paragraph 5.25 - "Construction Activities."
  - Furthermore, it is our understanding that if such activities do constitute "unusual construction practices" we have the right as members of the community, to potentially seek an injunction via the ACC. We believe by addressing this ingress and egress issue now, all parties involved will avoid potential future litigation.



In addition to the aforementioned, as a result of the developer allowing our front gate to remain open during the day, there have been numerous occurrences of theft on private properties under construction, as unauthorized vehicles have been known to case the various lots during active construction, and we have had numerous encounters where both children and adults are almost hit by construction workers (because we don't have sidewalks which should never have been approved by the City.)

- Finally, please understand that there are some residents of Bunker Ranch Estates who have already been forced to live through nearly 5 years of constant construction activities; with no end date in sight within the current plots of Bunker Ranch Estates; it's time for this to come to an end.

Thank you for taking the time to listen to our comments, concerns, and requests. We can both be reached for additional comments/questions by phone and/or email as noted below.

Sincerely,

**Laura Lindsey, Esq. and Lindsey Chen**

Contact Info:

Laura Lindsey: [REDACTED]

Lindsey Chen: [REDACTED]

Sent with [Proton Mail](#) secure email.

**From:** [Trisha Hart](#)  
**To:** [Planning](#)  
**Subject:** Variance - VAR2024-006 [sidewalks for Hardy Subdivision]  
**Date:** Wednesday, August 21, 2024 2:36:10 PM

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Hello,

My name is Trisha Hart and I am a resident of Bunker Ranch Subdivision.

It is my understanding the developer of Bunker Ranch is also the developer for the [planned] Hardy Subdivision, which butts up against our neighborhood.

I am formally requesting the developer [Jim Boushka & Associates] to **Not Use** Bunker Ranch Blvd., as an access construction road for Hardy Subdivision.

Thank you.

Sincerely,  
**Trisha Hart**

222 Reataway  
Dripping Springs, TX 78620