

Kristi Godden:

Thank you, Mr. Scoggins. I forgot to note that I am legally blind. Part of the reason that we selected our home site was that it was in a spot at a dead end that would see less traffic for my own personal safety. Our community has a relatively large population of residents with disabilities, including a number of residents who are deaf or have deaf children. Speeding and excessive car traffic is of particular concern for those of us with disabilities who still want to have full enjoyment of our homes and neighborhood.

Good morning,

I understand that Travis County will be reviewing an application for a development of the Porter tract adjacent to the present Hills of Bear Creek and Bear Creek neighborhoods on FM 1626 and Johnson Lane. I am a current resident of the Hills of Bear Creek at 1628 Koala Street, Manchaca, TX 78652. I live here with my husband, Craig Godden, and our 6 year old son. We have been residents of this community since August 2018. I have several concerns regarding the development of this tract of land.

First, I know that there are significant flooding concerns on that tract that may impact nearby homes, including my own. I do not know what, if any, steps Milestone has taken to address this concern.

Additionally, it appears that the development will extend my street (Koala) into the new section of homes and exit out onto Johnson Lane. At present, the entire Hills of Bear Creek neighborhood must exit onto Johnson Lane from Olivers Lane. There are additional inlets from FM 1626, but those are generally not a good outlet as there is no traffic light and exit onto FM 1626 is difficult due to high speed, traffic, and the fact that the neighborhood is at a hill, making it difficult to see oncoming cars. Adding additional homes, without addressing these issues, such as providing an additional outlet to a different road, seems dangerous in the event of an emergency requiring a mass evacuation such as in the event of a brush fire in the surrounding fields. There is no traffic light at FM 1626 and Johnson, so entering and exiting the neighborhood is often already a challenge with the number of residents using that road to enter the Bear Creek and Hills of Bear Creek neighborhoods. In the event of an emergency, hundreds of homes would have to attempt to exit from one main road. I foresee a massive backup. If for some reason that main road became blocked (by a stalled car or a traffic accident, for example), it could become a disaster.

I am also concerned about the level of traffic that will be redirected to my street. We have had significant issues with speeding and traffic within our neighborhood already and the developer has not addressed those concerns. We have had several accidents where speeding cars have driven into other cars and even into a home. My 6 year old son can currently play in his front yard without fear. If the development were to move forward as planned, I think Milestone should be required to install speed bumps to curb speeding and make our neighborhood streets safer for children.

I am not opposed to development of that tract of land; I am only asking that it be done in a way that minimizes negative impact to the surrounding homeowners. Thank you in advance for your careful consideration of these issues. If you have any questions, I can be reached at my cell phone number below.

Best regards,

Hi Paul -

Following up on my call earlier regarding the Case Number: C8j-2018-0187.

I am writing to voice my concerns regarding proposed development as someone who would be directly affected by this sub division's expansion.

My house (1603 Black Bear Dr - Subdivision Bear Creek Park) sits on the corner of Bob Johnson Road which would be opened with this new expansion of the Hills of Bear Creek. Presently we have an emergency only access at the end of Bob Johnson Rd to the Hills of Bear Creek subdivision, yet the plans for this expansion would open that and add another entrance on my single lane road making our dead end road into a major artery for this other subdivision and expansion - adding hundreds of cars to my tiny street that only has a few houses on it right now. Just today I had a construction 18-wheeler put rivets on my property b/c they took the corner too wide.

Bear Creek Park is its own sub-division and in talking to my neighbors, we have grave concerns for our own safety and traffic. The residents of the Hills of Bear Creek go for walks and ride their bikes in Bear Creek Park b/c we have less traffic.

I plan on doing my best to attend the hearings that I've just found out about to voice my concern not only related to the safety, but also to the impairment of the character of the neighborhood by incorporating an adjacent non related sub-division. We would like to be more informed on any variances that would be incorporated and I am personally looking into how this may adversely affect our properties values.

For that reason, I am writing to you and the county in hopes that we can have a discussion on this topic. I have begun organizing my neighbors in Bear Creek Park to share our thoughts and opinions related to this connection with the Hills of Bear Creek. It is our hope that we can maintain the sanctity of our sub division by maintaining emergency only entrances/exits to the Hills of Bear Creek at a minimum.

My thanks and appreciation for your time and attention to this matter. Please let me know how I can be helpful and incorporated into the dialogue.

Thanks,
William Rodriguez

Lisa Baromeo:

Paul my understanding is our road is a county road and can't be messed with there is not need to widen Rd and not need for them to put sidewalks in for they will be backed up by fences also can you please

send me exactly what they want to do it the end of the Street. So they can't have access. To your street so we can visualize and stop this. In our subdivision please call me back thanks lisa baromeo

Please contact me Paul at 5129637802 I would like to discuss the problems that are already starting with Millstone building these 72 homes on 15.6 acres which is ridiculous . They started bringing heavy equipment down our street and digging up the dirt thought it was to be voted on how can they start when it hasn't even been said that they can start the project there is nowhere they can turn around they need to have them go thru the construction entrance of millstone cant use our street to unload there equipment they have an entrance also there will be flooding if they do build these homes for the landscape will be very badly affected , it floods very bad at end of street when we get torrential in and floods our house on front yard badly and will flood the back part of the bear creek sub also milstone charged 30 to 40 thousand per house to keep that property a green belt well he is a lair and the people that bought the homes are very upset also for what is going on this needs to be stopped

Good morning Paul, below are some of our concerns about Milestone wanting to expand and build new homes on the Porter lot.

1. First and foremost there is currently drainage problems with the existing homes near that land and where they are located. Several of the homes have experienced flooding and the yards stay soaked for days after a good rain. With all the standing water the fences with wood posts have already rotted causing down fences at many homes.

2. When we purchased our homes the Milestone representative (sales person) verbally promised that nothing would be built on that land. Apparently this was told to a lot of buyers out there. And the majority of us that have homes surrounding that land paid a higher premium, to have that nice open land with beautiful trees and the livestock that was there. It's very sad to see that they have removed many of the beautiful heritage trees that were there and the livestock is gone. Those trees were years old and all the neighbors around that area could not believe they cut them down. I strongly feel that everyone that paid a higher premium should be given their money back, if indeed they break their promise and continue to build.

3. Milestone has made many promises to which they never keep and I'm sure they will promise to build proper drainage. We can almost guarantee that it will be poorly built from the current issue we experience now. When we bought our homes, we were also told that there would be a hike and bike trail surrounding the community and that was never done. Same thing for the splash pad and a playground for the kids, promised and never delivered. We're sure that Milestone is not telling the whole story for permission to build.

There is a reason why they haven't started building on that land, because it's not feasible to build on. They are trying to force build to make money and not have any consideration for the existing residents in this community. We strongly urge Judge Brown and all the commissioners to decline Milestone from building the extra homes on that piece of land and leave as is. All the people in that part of Travis County are concerned. Not only did they assure the residents in their community, but also the residents in the existing community that was there before Milestone.

Bottom line Paul, it's not a good decision by Milestone. You will be receiving more emails regarding the same concerns from neighbors and other residents. Please advise if I should send directly to Judge Brown and the other commissioners. I'm right down the street and going to try to make at least one of these hearings depending on what we have in court those days.

Please let me know if you need any more information.

Best Regards,
Pete & CC Vargas

1629 Koala St.