



MEMBER SPOTLIGHT



**This month, we're spotlighting our member group,
Comfort Neighbors, residents for responsible growth.**

Comfort is a rural, small, unincorporated community. The citizenry of Comfort is not opposed to growth but believes that growth initiatives should be implemented responsibly, with consideration of both infrastructure and our scarce natural resources. Some of these include:

- Water Resources & Scarcity

- Water Quality
- Dark Sky
- Rural life
- Texas Hill Country wildlife
- Texas Hill Country springs, creeks and rivers and corresponding wildlife and vegetation
- Social services (schools, after-school care, summer care, fire department, law enforcement, parks, etc.)
- Noise/sound pollution
- Air Quality
- Access to our roads without further impact to safety
- MOST IMPORTANTLY, we must retain the historical architectural character of Comfort and the vast Hill Country landscapes achieved with 170 years of focus on land stewardship. This is what makes Comfort special and valued.

Comfort Neighbors was formed to oppose the Comfort 590 Development and the reason we should ALL oppose it, is simple.

Lennar has proposed a 1,100-home development on 590 acres, referred to as "Comfort 590", with capacity to accommodate an additional 1,300 units. To put this in perspective, the subdivision across the street is 1525 acres with just 155 homes. We are all subject to Cow Creek Groundwater Conservation District and have been under Stage 4 water restrictions since July 2023, classified as Drought Emergency. *"The water level in the Edward's Aquifer key well began the year at its second-lowest January 1st reading ever recorded"*, according to SA Express News, January 2, 2025.

Lennar's first step in this process is to get a permit for wastewater disposal from TCEQ. They have applied for a Texas Pollutant Discharge Elimination System (TPDES) Permit to authorize the disposal of 600,000 gallons per day of effluent into North Creek, Cypress Creek and Guadalupe River Basin.

As fiscal agent for Comfort Neighbors we are committed to doing all we can to support this group and to advocate for responsible development. News coverage on this issue is available on GEAA's Wastewater Discharge Permits page [here](#).

Mark your calendars for the upcoming "Celebrate Comfort"- Comfort Park Rally on June 7th which includes a 5K Fun Run/Walk, information booths: xeriscape, native plants, rain catchment, food trucks and an opportunity to hear from county officials and legislators to state what they are doing to protect Comfort.

Updates on this event as well as more on the accomplishments of Comfort Neighbors, how to support, and to sign up for their contact are available at their website [here](#).