

From: [Laura Mueller](mailto:Laura.Mueller@sam.biz)
To: [Laura Mueller](mailto:Laura.Mueller@sam.biz)
Subject: FW: Comments regarding Anarene/Double L Amended Development Agreement, Application case # DA2020-0002
Date: Thursday, August 19, 2021 7:24:22 PM

From: Bob Roy <RRoy@sam.biz>
Sent: Thursday, August 19, 2021 12:32 PM
To: Planning <planning@cityofdrippingsprings.com>
Subject: Comments regarding Anarene/Double L Amended Development Agreement, Application case # DA2020-0002

Members of the City Council and the P&Z Commission,

My wife and I live on 5.5 acres at the corner of RR 12 and Shelton Ranch Road. We have lived here since 1998. The main entrance to this development is proposed to be at this existing intersection. We have two concerns:

One, it is imperative that the developer be required, as part of the initial approval of this development, to improve and signalize this proposed intersection. Because there is no centerline turn lane on RR 12, it is very dangerous today to turn left onto Shelton Ranch Rd coming northbound on RR 12 due to high volume and high speeds. Sight distance is also poor. Adding a major collector street here with 253 residential lots initially using this intersection, will create and exacerbate a very dangerous situation.

Secondly, the mailboxes for all the residents on Shelton Ranch Road are currently on pedestals at a turnout on the east side of RR 12 at this intersection. Please require the developer to work with the USPS to relocate these mailboxes before beginning site work at this new intersection.

Thanks for your consideration of our concerns. We have resigned ourselves to this ranch being developed but only want to see it done safely and respecting the concerns of adjoining landowners like us.

Regards,

Robert and Ruth Roy
104 Shelton Ranch Rd.
Dripping Springs 78620

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