From: Bob Roy
To: Planning
Subject: Double L Ranch Subdivision Phase 1/Application SUB2021-0011
Date: Tuesday, March 9, 2021 8:55:28 AM

Members of 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 phase one 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 approval of Phase 1, to improve and signalize this proposed intersection. Because there is no centerline turn lane, 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 another 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. Everyone is concerned as to what the plan is to relocate these mailboxes.
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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