

Preserve at Mayfield Ranch - Rezoning - Preserve at Stone Oak PUD Amendment

From A Ruppert-Stratton [REDACTED]
Date Tue 4/14/2026 3:40 PM
To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>
Cc Stratton, Mark (ISS - Austin) [REDACTED]

You don't often get email from [REDACTED]. [Learn why this is important](#)
April 14, 2026

City of Round Rock Planning and Zoning,

My name is Angela Ruppert-Stratton, and I am a homeowner at Unit 103, The Preserve at Mayfield Ranch. I am writing to formally express my concerns regarding the proposed rezoning of the property on RM 1431 adjacent to my community.

When we initially purchased our home and chose our specific building lot, we were informed by the developer that the adjacent property was intended for commercial use, limited to standard business hours, such as medical offices that close at 5:00 PM. We relied on this promise of a quiet, professional environment when deciding to invest in this location.

Unfortunately, our actual experience has been significantly different from what was promised:

- **Loss of Natural Buffers:** The greenbelt and trees that previously shielded our home from 1431 have been removed, resulting in a substantial increase in noise pollution.
- **Wildlife Corridors:** This development has the potential to significantly impact local wildlife by eliminating or constraining critical movement corridors that provide access to food, water, shelter, and breeding areas. Wildlife populations are under increasing pressure as natural habitats become more fragmented. Roads, buildings, and other infrastructure divide the landscape, while suburban expansion and shrinking landholdings transform once-continuous ecosystems into isolated patches. Changing land uses further restricts safe wildlife movement.
 - **Expectation:** Wildlife corridors—connected pathways that allow animals to move between fragmented habitats—are essential for sustaining biodiversity, supporting healthy wildlife populations, and preserving the natural heritage of our landscapes for generations to come. We expect nothing less than part of this development to be left in its natural state as a wildlife corridor connecting wildlife to resources.

- **Light Pollution:** The 24/7 operation of the existing QT gas station has introduced disruptive, bright lights that shine down our street throughout the night.
- **Noise Disturbance:** The car wash built between the QT and CVS blares loud music at all hours, creating a constant disruption that is a far cry from the "quiet" environment we expected.

Because our community has already seen a departure from the original vision of low-impact commercial development, I request that the City of Round Rock place the following limitations on the new rezoning proposal:

- **Operating Hour Restrictions:** I humbly request that no commercial property in this new development be permitted to operate 24/7. Ideally, businesses should be required to close by standard business hours, as we were originally promised.
- **Mitigation of Traffic and Safety:** I am concerned about increased traffic flow at our entrance and the potential impact on the safety of minor children and school bus routes.
- **Drainage Integrity:** It is vital that new construction does not alter the ephemeral stream or damage water drainage away from our residences.

I value the integrity of my home and the community I live in. I appreciate the City of Round Rock listening to my concerns and taking them into account during the rezoning process.

Sincerely,

Angela & Mark Ruppert-Stratton

Preserve at Mayfield Ranch - Rezoning - Preserve at Stone Oak PUD Amendment

From Avery Crawley <[REDACTED]>
Date Wed 4/15/2026 6:06 PM
To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>
Cc Justin Esposito <[REDACTED]>

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April 15, 2026

City of Round Rock Planning and Zoning

I am Avery Crawley, and I have CC'd my partner Justin Esposito. We are the owners of Unit 240, The Preserve at Mayfield Ranch. We are writing to you to express our concerns about the Endeavor Real Estate Group's proposed rezoning of the property on RM 1431 adjacent to our community.

Our concerns are:

- Protection of wildlife currently living on the property
- Safety of our community members and visitors, especially considering the coyotes currently living on or near the property
- Noise pollution

We value the integrity of our home and the community in which we live. We appreciate the City of Round Rock listening to our concerns and taking them into account in the rezoning process.

Avery Crawley & Justin Esposito
[REDACTED]



Preserve at Mayfield Ranch - Rezoning- Preserve at Stone Oak PUD Amendment

From bob adams [REDACTED]
Date Mon 4/13/2026 9:34 AM
To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>;
[REDACTED]

You don't often get email from [REDACTED]. [Learn why this is important](#)

Bob and Karen Adams
3451 Mayfield Ranch Blvd
Unit 347
Round Rock, Texas 78681

We have lived at Unit 347 for over eleven years and have been the only owner of the property for this period of time. Some of the concerns we have regarding the rezoning of the property presently owned by the Hill Country Bible Church are as follows:

1. The ephemeral stream located at the south end of The Preserve should not be disturbed. The proposal of a concrete wall barrier to be constructed at the south boundary of The Preserve would surely do just that. Perhaps it could be constructed on the south side of the stream with weep holes placed every three or four feet for drainage into the stream.
2. The entrance to and exit from The Preserve to 1431 is via a non public two lane road maintained by The Preserve. The proposed zoning plan calls for an entrance to the subject property off of The Preserve road. This would cause an extreme hardship for traffic on the two lane road as cars attempt to enter and exit the area under consideration, especially exiting. The traffic light at the 1431 and two lane road heading south intersection is excessively brief in duration and would cause severe traffic problems. Also, what would be the legal responsibility for The Preserve Corning this entrance?
3. The proposed development buildings should have no hours of operation open before six a.m. or after nine p.m.. No loud noises or bands.

Thank you for your consideration.

Sincerely,
Bob and Karen Adams
Unit 347
Cell 817 875 6648
[REDACTED]

Sent from Yahoo Mail for iPad

Preserve at Mayfield Ranch - Rezoning - Preserve at Stone Oak PUD Amendment

From Demetrius Cunningham [REDACTED]
Date Thu 4/16/2026 8:11 AM
To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>

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City of Round Rock Planning and Zoning

I am Demetrius Cunningham, owner of Unit 232, The Preserve at Mayfield Ranch. I am writing to you to express my concerns about the Endeavor Real Estate Group's proposed rezoning of the property on RM 1431 adjacent to my community. My concerns are:

- Increased traffic issues around the entrance to my community
- Proposed use of the property for the construction of a fuel station or an auto service
- Potential damage to water drainage away from residences in my community
- Noise level disruption during evening hours
- Safety of minor children in the community
- Any other issue that concerns you.

I value the integrity of my home and the community in which I live. I appreciate the City of Round Rock listening to my concerns and taking them into account in the rezoning process.

Thank you,
Demetrius Cunningham - Unit 232

[REDACTED]

Preserve at Mayfield Ranch - Rezoning - Preserve at Stone Oak PUD Amendment

From Dennis Lyftogt [REDACTED]
Date Mon 4/20/2026 3:59 PM
To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>
Cc Laura Flynn [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED]

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Attention: City of Round Rock Planning and Zoning

My wife, Teri, and I have been homeowners in the Preserve at Mayfield Ranch, Unit 406, since December of 2020. (5+ years).

We have the following concerns regarding the proposed development identified as *Preserve at Stone Oak PUD (PUD #23, Amendment #7)*

- The proposed development will dramatically increase traffic backup on the road which provides the major access (exit and entrance) from RM 1431 to our community plus access to CVS and other retail outlets.
 - Currently, if you are the 4th car in line to turn West (left) or go straight (South to Serrano Springs) at the traffic light intersection for RM 1431 and Serrano Springs you won't make the light and will need to wait for the next cycle. If you are behind delivery trucks or other service vehicles you may need to wait 2 cycles for the light.
 - This current traffic scenario doesn't include the impact of increased traffic from the new development facing street labeled *3451 Mayfield Ranch* under final construction. The parking lot for this development is on the North side, therefore traffic exiting the parking lot will either use *3451 Mayfield Ranch* to turn left (West) to access Mayfield Ranch Blvd or turn right (East) to access RM 1431 via the road exiting our community. This will also create an increased risk for pedestrians using *3451 Mayfield Ranch*.

- The types of business that will be allowed in the proposed development to minimize disruption to our community. Preferably, businesses that operate only during standard daytime hours with minimal additions to traffic congestion, pedestrian safety, and noise levels. Our community doesn't need another car wash operating from 8AM to 8PM!

Please contact me if you have any questions or need clarification.

Best,

Dennis

em: [REDACTED]
Cell: 512-650-5397

Cecilia Chapa

From: Caitlyn Reeves
Sent: Tuesday, May 5, 2026 8:52 AM
To: Cecilia Chapa
Subject: Fw: Rezoning - Preserve at Stone Oak PUD - Amendment

Hi,

Can we add this to the stack for P&Z?

Caitlyn Reeves, CFM
Principal Planner
Planning and Development Services
City of Round Rock
301 W Bagdad, Suite 210
Round Rock, Texas 78664
Direct Phone: 512.341.3327
Office: 512.218.5428

Note: The City has moved to an online submittal platform called the [Round Rock Permit Portal](#) and will no longer be accepting paper submittals. All applications, fees, and supporting documents must be submitted through the portal.

From: Devra Walthers <[REDACTED]>
Sent: Tuesday, May 5, 2026 6:37 AM
To: Bradley Dushkin <bdushkin@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>
Cc: Adam Zimel <[REDACTED]>
Subject: Rezoning - Preserve at Stone Oak PUD - Amendment

Members of Planning and Development, City of Round Rock, TX,

I am writing to express my concerns with the proposed rezoning of the Preserve at Stone Oak. I have lived at 3451 Mayfield Ranch Boulevard, Unit 252, for ten years. When I purchased this property, I was fully aware that it backed up to commercial land that would be developed. I am not opposed to development but given the limited transparency that transpired when the city allowed rezoning for the church, I would like to make sure that we are aligned, and everything has been addressed.

First, I want to thank Brad Dushkin and Caitlyn Reeves for maintaining an open, collaborative dialogue during this process. I appreciate the effort to keep the community informed, the prompt responses to my emails and the time you and your team took to meet with homeowners during these important planning stages.

I would also like to thank Adam Zimel with Endeavor Real Estate Group. I believe Mr. Zimel has demonstrated his intentions by meeting three times with homeowners to listen to and discuss concerns and has made concessions trying to meet the numerous requests. While I understand that not all will be satisfied, I think this could have gone very differently had he not been open and willing to listen to homeowners and work with the city to come to an agreement.

The following have been discussed but are still of concern:

- The traffic lights at 1431 and Sendero Springs. There have been multiple accidents at this corner and additional traffic cannot be sustained without a right turn lane at the signal and recalibration for the timing of the lights. I understand this is a TexDOT issue but would like to make sure it stays on the radar.
- Fencing - I respectfully request that the fence behind the units that back up to the building and parking lot closest to the properties is eight feet (as is CVS). These units for reference on the map are 250 – 260. In addition, I am not entirely clear the fencing extends this far down, please make sure this is documented in the PUD. (At a minimum the length of the fence if not the agreement of height)

Thank you for your time, consideration, and continued service to our community.

Devra Walthers

3451 Mayfield Ranch Blvd, Unit 252

Round Rock, TX 78681

512.826.3425

Preserve at Stone Oak PUD Amendment

From Ernestina Ramey [REDACTED]
Date Mon 4/13/2026 2:27 PM
To Caitlyn Reeves <creeves@roundrocktexas.gov>; Cecilia Chapa <cchapa@roundrocktexas.gov>

 2 attachments (16 MB)
Ephemeral Stream 41026.mov; Zoning No Name st.jpeg;

April 13, 2026

Planning and Development Office

Dear Caitlyn Reeves,
Thank you for your time and invitation to attend the Preserve at Stone Oak PUD discussion.

My husband Glenn, our daughter Leslie Ann and I moved to Round Rock in 2016 and were pleased to have found such a quiet and nice community. We were misled by the developer that the property in question was going to be a "green belt". We are thankful that the developer has reached out to our community informing us what they plan to construct there. It had been re-zoned for a church building, to our disappointment it was not going to stay a "green belt" as we had been told.

Our concerns after hearing the Proposed Entitlements from Endeavor Real Estate Group are:

1. The Preserve can be entered from RM 1431 via a private road and go past the Preserve Entrance Gate. The private road continues to the left or west (unnamed road) going out to Mayfield Ranch Blvd. The same roads are used to exit the community. This private road is already being used by the big Mayfield Community as a short cut to avoid a second signal light. It is also being accessed by the customers of the CVS pharmacy and the traffic that comes from the other retail shops in that strip.
2. This brings me to my second concern, the traffic signal light on Sendero, 1431 and our private road entrance. This light has a short green light duration for our traffic going out of the community. It accommodates only 4 cars to clear, if no one is texting, otherwise only 3 cars clear the green light. There is also the traffic of the school buses that come by to pick up and drop off children going and coming from school. The delivery trucks, lawn maintenance vehicles, trash pick-up trucks.
3. On Wednesday, April 1st, 2026, MS Amanda Swor, shared with us via a Zoom presentation what Endeavor is planning with the new development. We were allowed to ask questions after the presentation. One of the questions was regarding the wall they propose to put up. When asked where the wall will be, her reply was, they did not want to create a "No Mans" land.
4. Our concern is "No Mans land" means the wall will be constructed at the boundary to our property(fence) and 18 other homes. It will also mean the natural "Ephemeral Stream" will be interrupted. This stream as is dry most of the time is never the less crucial. It is a temporary stream that only flows for brief periods as a direct result of rain. It is still just

as essential a source of water as an extensive permanent river system. The rain water coming off our home gutters and other water runoff, flows down into the Ephemeral Stream.

5. We noticed Endeavor is proposing for Fuel Sales, Auto Service and restaurant. These are definitely businesses that will generate noise which will disrupt our family homes being on the boundary line.

We have a community that is safe and valuable to us. We sincerely appreciate your concern in listening to our needs and pray your board will be taking all our information into account in the decision. I took the liberty to attach a small video clip of the stream and an image of the road that is accessed from Rm1431 and the big Mayfield. I hope this helps the planning and development board see what I have shared in my concerns.

Sincerely,
Glenn & Ernestina Ramey
UNIT 256
Cell 956-225-5053



Preserve at mayfield ranch - rezoning - preserve at stone oak pud amendment

From v.M.v <[REDACTED]>
Date Mon 4/20/2026 9:58 PM
To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>
Cc Devra Walthers <[REDACTED]>

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To: city of round rock planning and zoning

As a home owner, I am entering my objection to rezoning of this PUD for the reasons established below in a previous letter send to Round Rock City Council.

To: City Council <citycouncil@roundrocktexas.gov>

DATE: November 21, 2025

SUBJECT: Formal Objection and Request for Denial of Rezoning Property R055388 & R542617 (Adjacent to Preserve at Mayfield Ranch Community)

Dear Council Members,

This letter serves as a formal and unified objection from the 156 families comprising the Preserve at Mayfield Ranch Community regarding the proposed rezoning of the adjacent parcels (R055388 & R542617) from its current designation (low-impact) to Retail Business.

We vehemently oppose this specific rezoning, as the introduction of commercial retail activity directly abutting our homes will create a host of immediate and long-term negative impacts that severely diminish the quality of life and safety within our established neighborhood.

Our objections are rooted in the predictable and well-documented direct and externalities associated with high-traffic commercial use adjacent to a private family housing:

1. **Unjust Financial Imposition on Private Infrastructure:** The approval of retail development on R055388 & R542617 poses an exceptional and **unjust financial burden on the residents** of The Preserve at Mayfield Ranch Community. **The roads surrounding and accessing the proposed retail on R055388 & R542617 parcels are private community infrastructure, entirely funded and maintained by The Preserve at Mayfield Ranch Community homeowners for over a decade without any financial assistance or maintenance commitment from the City of Round Rock.** These roads were designed exclusively for light, residential traffic. Approving retail zoning would constitute a

direct, **uncompensated imposition of commercial wear-and-tear onto our private assets**. This forced use of our private infrastructure by heavy commercial traffic, including delivery trucks, represents an immediate and ongoing financial liability shift onto 156 families, compelling us to subsidize the developer's operational costs through premature and extremely expensive road repairs. We assert that this involuntary burden on private property owners is legally and financially indefensible and should be grounds for immediate denial of the rezoning request.

2. **Degradation of Neighborhood Character and Property Values:** The proposed retail use represents a fundamental shift in the character of our community. The visual presence of large commercial buildings and expansive parking lots will constitute an aesthetic blight, effectively replacing the residential atmosphere with a commercialized and hectic environment. **This intrusion will lead to a demonstrable loss of residential appeal, causing localized property values for the 156 homes in The Preserve at Mayfield Ranch Community to decline** relative to other nearby neighborhoods not subjected to such externalities.
3. **Traffic Congestion and Safety Risks:** The single greatest threat is the massive influx of vehicular traffic. Retail operations require constant customer flow, employee vehicles, and large delivery trucks. This will impose intolerable levels of traffic congestion on our local (private) residential streets, which are neither designed nor equipped to handle commercial volumes. **This increased traffic directly compromises the safety of our families, especially our children and seniors, by increasing the risk of accidents and making neighborhood navigation difficult.**
4. **Environmental Degradation of Protected Karst Features and Financial Instability:** The R055388 & R542617 parcels are unique as it contains sensitive natural resources, specifically the area associated with the Inner Space Cavern and its associated natural karst features. Construction activities and the subsequent impervious cover required for a large retail development—including foundations, parking lots, and drainage systems—will inevitably disrupt and potentially destroy these irreplaceable natural formations, which are critical to the region's hydrogeology. Furthermore, the presence of such sensitive geological features imposes severe and often costly construction limitations and restrictions (e.g., foundation engineering, specialized wastewater handling). **These restraints create a high risk that the commercial enterprise will be financially unstable, requiring unforeseen, expensive mitigation efforts, or potentially failing to meet operational needs, resulting in a vacant, commercialized eyesore that negatively impacts our community without providing any stable economic benefit.**
5. **Severe Noise and Light Pollution:** A retail development, with late operating hours, will inevitably generate severe noise pollution. This noise will emanate from customer activity, vehicle flow, ventilation units, and the particularly disruptive early morning and late-night loading and unloading activities of delivery trucks. **Furthermore, the mandatory high-intensity security and parking lot lighting will cause inescapable light intrusion into our bedrooms and living spaces, destroying the ability of residents to enjoy quiet, peaceful nights.**

6. **Environmental and Nuisance Spillovers:** Retail, especially food-service, generates significant nuisance **issues that directly impact our community's health and maintenance**. We anticipate major problems with **litter and waste** blowing onto our properties, as well as the inevitable **attraction of vermin (rats, mice, and other pests)** due to commercial food handling and refuse storage. Odors from trash disposal and cooking exhausts will further diminish the enjoyment of our homes and yards.

7. **Parking and Security Conflicts:** Even with dedicated retail parking, it is a common and predictable issue that customer and employee vehicles will contribute to parking spillover onto The Preserve at Mayfield Ranch Community streets, creating frustration and effectively privatizing public residential spaces. Moreover, **the increased foot traffic and the presence of commercial lots after business hours can tragically lead to loitering and security concerns, including an uptick in minor property crime and vandalism.**

For these established and unavoidable negative externalities—traffic, noise, light, aesthetic degradation, property devaluation, nuisance, environmental risk, and the unjust imposition of private infrastructure maintenance—we, the 156 families of the Preserve at Mayfield Ranch Community Residential Community, **formally request that the Round Rock City Council DENY the rezoning application for R055388 & R542617.**

We urge you to prioritize the established health, safety, and welfare of your tax-paying residents over the interests of commercial developers.

Thank you,
HJaf - 250

Preserve at Mayfield Ranch - Rezoning - Preserve at Stone Oak PUD Amendment

From Judy Carter [REDACTED]
Date Mon 4/13/2026 11:17 AM
To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>

April 13, 2026

City of Round Rock Planning and Zoning:

I purchased my home (Unit 266) in The Preserve at Mayfield Ranch over 10 years ago. I selected a lot that abutted the "green belt" behind my back yard. That "green belt" was sold to the Hill Country Bible Church in 2018 and rezoned at that time. A church is certainly a good neighbor because of the limited usage times. Now, the property is being purchased by a developer who is requesting it be rezoned for commercial use. My request to the City of Round Rock is that there be limitations put in place in the rezoning to avoid what I consider to be critical issues:

- An ephemeral stream at the base of my backyard on the property in question handles the water runoff from my property and the other 18 homes that are on the boundary of the proposed development. The integrity of this stream needs to remain unchanged / altered by the new construction to maintain proper drainage.
- The current proposed development includes a concrete wall barrier to be constructed at the boundary to my property. That wall should not be in a location that disturbs the path of the ephemeral stream.
- The buildings in the proposed development should not be structures that have open hours that run 24/7 or after 9:00 pm at night. Noise generated from these buildings will disrupt the 19 homeowners on the boundary line.
- The road that connects The Preserve to RM 1431 is not a public roadway, but rather a private road that is maintained by our community. The proposed development includes an entrance onto our private road. The additional traffic created by this proposed development will cause increased wear and tear on this private road. This additional traffic will also disrupt the school buses that collect the community's children outside of our entrance gate.
- The traffic light at the intersection of 1431 and the private road into our community is extremely short in duration and will not accommodate the increased flow of traffic from the proposed development.

I value the integrity of my home and the community in which I live. I appreciate the City of Round Rock listening to my concerns and taking them into account in the rezoning process.

Thank you,

Judith Carter – Unit 266

[REDACTED]
425-879-2835

Preserve at Mayfield Ranch - Rezoning - Preserve at Stone Oak PUD Amendment

From Julie Bridwell [REDACTED]
Date Mon 4/20/2026 9:12 AM
To Caitlyn Reeves <creeves@roundrocktexas.gov>

Hi Kaitlyn, this is Julie Bridwell. I was included on your response. Ashwin is my neighbor and we are all in 100% agreement and would like to see this new development be defined in a way that does not increase the traffic problems. As you know, we have the rock quarry to the east and the company that creates the cement overpass components to the west. That in conjunction with heavy traffic on 1431 makes getting in and out of our subdivision extremely challenging. I personally have witnessed two multiple vehicle collisions in the intersection exiting our neighborhood. His email was awesome and I don't have much to add, but to let you know we are all concerned. I appreciate you conveying our messages to the planning and zoning committee. Julie Bridwell Unit 710 The Preserve at Mayfield Ranch.

Sent from my iPhone

On Apr 20, 2026, at 8:47 AM, Caitlyn Reeves <creeves@roundrocktexas.gov> wrote:

Good morning, Ashwin,

Thank you for sending in your concerns. I'll forward these along to the applicant as well as the Planning and Zoning Commission. If you have any questions, please let me know.

Thank you,

Caitlyn Reeves, CFM
Principal Planner
Planning and Development Services
City of Round Rock
301 W Bagdad, Suite 210
Round Rock, Texas 78664
Direct Phone: 512.341.3327
Office: 512.218.5428

Note: The City has moved to an online submittal platform called the [Round Rock Permit Portal](#) and will no longer be accepting paper submittals. All applications, fees, and supporting documents must be submitted through the portal.

From: Ashwin Kamanna [REDACTED]
Sent: Saturday, April 18, 2026 10:05 AM
To: Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>
Cc: [REDACTED]
[REDACTED]
[REDACTED]
Subject: Preserve at Mayfield Ranch - Rezoning - Preserve at Stone Oak PUD Amendment

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear City of Round Rock Planning and Zoning,

I am writing to you as a **resident** of the Preserve at Mayfield Ranch to express my formal comments regarding the proposed rezoning and the Preserve at Stone Oak PUD Amendment. Specifically, I am concerned about the upcoming development located adjacent to the **CVS, 3000 RM 1431, Round Rock, TX 78681**.

As a member of this community whose daily commute and quality of life will be directly impacted by this project, I would like to highlight the following concerns:

- **Traffic Management and Infrastructure:** The intersection at RM 1431 already faces significant congestion. The current traffic light timing is poorly synchronized for the existing volume. Introducing a high-traffic development without addressing these infrastructure issues will lead to severe backups for those of us living in the Preserve at Mayfield Ranch.
- **Business Operations and Hours:** It is vital that any approved businesses for this site align with the residential nature of our neighborhood. I strongly urge the city to prioritize businesses that operate during daytime hours and generate low to moderate traffic.
- **Safety and Volume:** High-turnover businesses would exacerbate the current traffic risks on RM 1431. I favor a development plan that respects the safety of the residents who utilize these roads daily.

I hope that the City of Round Rock Planning and Zoning commission will take these resident concerns into account to ensure that this new development is compatible with our community.

Thank you for your time and for considering my feedback.

Sincerely,

Ashwin Kamanna
3451 Preserve at Mayfield Ranch Blvd
Unit #712
Round Rock, TX 78681



Preserve at Mayfield Ranch-Rezoning-Preserve at Stone Oak PUD Amendment

From Laura Flynn [REDACTED]
Date Wed 4/15/2026 4:08 PM
To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>
Cc Laura Flynn [REDACTED]

TO: City of Round Rock Planning and Zoning.

FROM: Laura Flynn, Unit #310 Preserve Mayfield Ranch.

I am the owner of unit #310 and have lived here for 12 years. I have some concerns regarding the proposed development of the property south of my community.

The type and size of the businesses that will be allowed are very important to me. The ideal business would only operate during daytime hours and generate low to moderate traffic. This development is very close to our community and none of us want noisy neighbors at night. The additional traffic is also a concern. There is a small private road between our entrance gates and 1431. We already have problems getting onto 1431 because of the timing of the traffic light and we certainly will not be able to afford to continue to maintain that road with any additional traffic.

Thank you for the opportunity to voice my concerns.

Laura Flynn – Unit #310
516-521-9143

Preserve at Mayfield Ranch - Rezoning-Preserve at Stone Oak PUD Amendment

From Marilyn Wiggins [REDACTED]
Date Mon 4/20/2026 12:23 AM
To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

April 20, 2026

City of Round Rock Planning and Zoning

To whom it may concern,

I hope this letter finds you well. I am writing to express my concerns about the Endeavor Real Estate Group's proposed rezoning of the property on RM 1431 adjacent to the Preserve at Mayfield Ranch community.

There is a potential negative impact this development could have on our neighborhood properties. My primary concerns are as follows:

1. **Increased Traffic:** The new development is likely to lead to an increase in traffic flow in our already somewhat congested area, posing safety risks to pedestrians and residents. I worry about the potential hazards this could create for our community.
2. **Noise and Privacy:** The proposed development could significantly alter the quiet and peaceful environment that currently exists in our neighborhood. Increased construction noise during the development process and potential noise from additional traffic may disrupt our daily lives and affect our privacy.
3. **Property Values:** I am concerned that the development could negatively impact property values in the neighborhood. Homeowners have invested in this area with the understanding that it would be a primarily residential neighborhood, and introducing a large-scale development near our properties could have an adverse effect on our investments.
4. **Type of businesses:** The type of businesses that are allowed for this development could potentially cause concerns for our community. Please consider reasonable businesses that have reasonable operating hours.

Thank you for taking the time to review my concerns. I hope that the city will carefully consider the potential implications of this development on our community's well-being and choose a course of action that best serves the interests of all residents.

Sincerely,

Marilyn V Wiggins,

Preserve at Mayfield Ranch homeowner,
Unit 302.

Preserve at Mayfield Ranch - Rezoning - Preserve at Stone Oak PUD Amendment

From Melinda Kenning - [REDACTED]

Date Mon 4/13/2026 2:52 PM

To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>

TO: City of Round Rock Planning and Zoning.
FROM: Melinda Kenning homeowner - Unit 262

SUBJECT: My Concerns of negative effects with new rezoning and development for property adjacent to our neighborhood.

Major issues would be additional car traffic, maintenance of road, safety, additional noise, water flow off our properties, additional HOA costs and decrease in property values due to desirability in the event homeowners choose to sell in the future.

- On a good day, only four cars can access 1431 at any time of day or night. Especially worse during morning and afternoon commutes.
- We already experience safety issues with existing traffic that negatively effects our community.
- Cut through traffic from road off Mayfeild Ranch Blvd from CVS, QT, carwash, and all other existing and new development going up now. (That road we "call the no name road.") Uber can't even find our location.
- There are no speed limit signs.
- Addition of yet another entrance proposed to an already dangerous thruway.
- School bus pickup and drop off. No posting or signage. I always see drivers ignoring school bus loading and unloading children.
- No sidewalks or bike lanes anywhere to keep pedestrians and bikers of the road.
- Added cost to residents in HOA increases for maintenance of easements and road maintenance due heavier traffic wear and tear to that is inevitable due to higher traffic.
- Gate – It is my understanding this is a private drive. Unauthorized vehicles are gaining entrance to neighborhood resulting in countless incidences of damage incurred to gates and unwanted solicitors. Drivers that get lost and trucks off all sizes following in behind gate openings is a daily occurrence I see happening. Service suppliers are constantly blocking our streets in the neighborhood.
- Litter – I constantly pick up litter thrown out on my walks. These also make their way down through the creek bed behind our properties.
- Noise – Including dumpster pick up during very early morning from CVS and QT. Sounds like a bomb going off. Waking us up in the darkness. New business will increase dumpsters and put that even closer to our homes.
- Traffic crashes - We hear crashes at this intersection to 1431 all hours of the day and night.
- What type of business would be allowed? I think the best would be one that operates during daytime hours and generates low to moderate traffic. However, many residents like me work from home. Even a childcare facility would increase noise with an outdoor playground and additional traffic during pickup and drop-off . A restaurant operating in the evening would extend hours of noise levels and traffic. Any type of drive through operation would additionally increase already existing traffic back up.
- The proposed "wall" butting up to the fence on the back of our property will block water flow from the VERY steep inclined on our homes to the creek bed below. I am concerned even a more substantial solid

barrier placed further into the new development will not block the noise level due to the incline on both sides. It doesn't help on the CVS side even all the way down to my location.

TWO years of construction! That alone will be even more exacerbation to all the issues stated.

I appreciated consideration to my concerns,
Melinda Kenning



MELINDA KENNING

BPI Specification Representative



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BUILDING FOR THE FUTURE

Preserve at Mayfield Ranch - Rezoning - Preserve at Stone Oak PUD Amendment

From Murali Vaddagiri [REDACTED]
Date Mon 4/20/2026 10:47 AM
To Caitlyn Reeves <creeves@roundrocktexas.gov>; Cecilia Chapa <cchapa@roundrocktexas.gov>
Cc [REDACTED] [REDACTED]

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April 20, 2026

City of Round Rock Planning and Zoning

I am Murali Vaddagiri, owner of Unit (264), The Preserve at Mayfield Ranch. I am writing to you to express my concerns about the Endeavor Real Estate Group's proposed rezoning of the property on RM 1431 adjacent to my community.

My concerns are:

- *Increased traffic issues around the entrance to my community*
- *Proposed use of the property for the construction of a fuel station or an auto service*
- *Potential damage to water drainage away from residences in my community*
- *Noise level disruption during evening hours*
- *Safety of minor children in the community*

I value the integrity of my home and the community in which I live. I appreciate the City of Round Rock listening to my concerns and taking them into account in the rezoning process.

Murali Vaddagiri
[REDACTED]



Preserve at Mayfield Ranch Rezoning- Preserve at Stone Oak PUD Admendment

From Nancy Mills [REDACTED]

Date Wed 4/15/2026 3:37 PM

To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

To: city of Round Rock planning and Zoning

I am a homeowner in The Preserve at Mayfield Ranch (3451 Mayfield Ranch Blvd unit 304).

I would like to express my thoughts about the planned development of the Preserve at Stone Oaks PUD.

I am not opposed the development of the property. I understand that it is valuable real estate and will be developed at some point.

Sendero Springs and the no name road that runs behind CVS are small streets. With the proposed development, these streets will have increased traffic flow that they were not designed to handle.

After watching a video of the dry creek after a rain shower, I am concerned that the new development could cause increased runoff into the creek after rainstorms and possibly cause flooding of the backyard of some residents.

Some of the types of businesses that could be allowed are not appropriate for a neighborhood setting such as bars, shooting ranges, or small-scale alcohol production.

Sincerely,

Nancy Mills
[REDACTED]

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Preserve at Mayfield Ranch - Rezoning - Preserve at Stone Oak Amendment

From paula doren [REDACTED]
Date Wed 4/15/2026 5:57 PM
To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

April 16, 2026

City of Round Rock Planning and Zoning

I am Paula Doren, owner of Unit 508, The Preserve at Mayfield Ranch. I am writing to you to express my concerns about the Endeavor Real Estate Group's proposed rezoning of the property on RM 1431 adjacent to my community.

And my concerns are:

_ The types of establishments in this new development that I feel strongly about being prohibited are first, any kind of fuel sales (gas station). There is a QT a block away and a Shell Station just East of the development. Another gas station is totally unnecessary. And second, any kind of Auto Service. This kind of establishment is not what I would want so close to the community. Just the noise level of bay doors opening and closing would be heard all day long in our community let alone the materials stored to service cars and trucks.

_ I am very concerned about the traffic in and out of the development on Sendaro Springs Road. First, the lights are green for a very short time to move the traffic and that would have to be addressed. Also, we have many walkers and children on bikes who have to use the road if wanting to cross over Whitestone or enter the CVS lot or even to enter this new development. I am not sure how to address this issue.

_ I would like to further discuss how many of the trees would be left as this development is constructed. The Oak Trees are protected. I read that trees and shrubs would be added within the new development. I hope that is true so that it isn't just a big slab of cement like the development on the other side.

_The natural drainage behind the 200 block needs to remain in its current form without any damage to it. It was discussed at our HOA meeting that a stone fence would be put in at the end of the residents lot line. This cannot happen.

_I see from the current plans that there will be a restaurant in the development. I would like to see a family oriented restaurant, no music, no outdoor seating, no alcohol served and closes early in the evening.

_No buildings should be more than one story high.

_If i have any other concerns that I have not listed, I will bring them up at the meeting.

I have lived here since 2018 and I love my community. I value the peaceful and quiet atmosphere around me. Safety to all in the community is extremely important.

I thank you for allowing me to voice my concerns and appreciate you taking everyones concerns into account during the rezoning process.

Respectfully,

Paula Doren

[REDACTED]

Preserve at Mayfield Ranch- Rezoning-Preserve at Stone Oak PUD Amendment

From PRIYANKA BEKAL <[REDACTED]>

Date Sat 4/18/2026 6:31 PM

To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>

Cc [REDACTED]; Gautham Bekal <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Caitlyn Reeves,

My name is Priyanka Bekal, and my husband is Gautham Bekal. We reside in Unit 260.

Thank you for inviting us to the Preserve at Stone Oak PUD discussion.

We purchased our home in November 2024. Before moving to Texas, we lived in Washington State for four years, where we were surrounded by nature, greenery, and a peaceful environment. This lifestyle is very important to us. When relocating for work, we evaluated several homes, including three in Mayfield Ranch. Although this particular home was smaller and more expensive than the others, we chose it specifically because of the green space and natural surroundings behind it. That feature played a significant role in our decision and the value we associated with this property.

At the time of purchase, we were informed that the land behind our home had been owned by a church for over a decade and was expected to remain unchanged. Based on this understanding, we made a long-term investment in this property. It is therefore concerning to learn of a sudden proposal to develop this land.

We would like to share our primary concerns:

- The traffic signal at RM 1431 and the Preserve access road already have limited timing, resulting in delays and congestion during peak hours. Introducing a new entrance from the proposed development onto our private road will significantly worsen traffic conditions and create safety risks for residents. Additionally, there is no clarity on who will be responsible for the increased wear and tear, long-term maintenance, and potential damage to the private road due to higher traffic volume.
- We are not comfortable with the proposed concrete wall or barrier being constructed close to our property line, as it may disrupt natural water flow. While the area remains dry most of the time, rainwater from our gutters drains into this stream. Since our property is located at the end of this drainage path, we are concerned about potential water accumulation or flooding if a barrier obstructs the flow.
- We are also concerned about the potential impact on property values. We paid a premium for this home due to its green space and quiet surroundings. If these features are compromised, it could negatively affect the value of our home, especially when we consider selling in the future.
- The proximity of proposed parking spaces and medical retail establishments to our property raises concerns about noise, reduced privacy, and disturbance to nearby homes. Commercial activity so close to residential properties may also increase the likelihood of loitering and raise security concerns.

We respectfully request that you carefully consider these concerns and the impact this development may have on existing residents. Preserving green space is essential to maintaining the safety, value, and character of our community.

We would also like to emphasize that our home purchase was based on clear expectations regarding the surrounding environment. A sudden change of this nature feels unfair to homeowners who made their investment in good faith.

Thank you for your time and consideration.

Sincerely,
Gautham & Priyanka Bekal
3451 Mayfield Ranch Blvd,
Unit 260,
Round Rock, TX 78681


313-367-7813



Preserve at Mayfield Ranch - Rezoning - Preserve at Stone Oak PUD

From raju bvbk <[REDACTED]>
Date Mon 4/20/2026 10:53 AM
To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>

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I am writing to express my concerns regarding the proposed development plan currently under review. Based on my personal experience and understanding of the area, I believe the proposal raises several important issues that deserve closer attention.

The plan, as presented, appears to lack clarity and coordination, which could result in challenges during implementation and long-term inefficiencies. One of my primary concerns is the significant increase in traffic that this development is likely to generate. Our existing road infrastructure already faces congestion, and additional strain could negatively impact commute times, safety, and overall quality of life for residents.

Furthermore, the inclusion of expanded commercial activities within residential areas is troubling. This shift may disrupt the character of the neighborhood, bringing increased noise, parking shortages, and a level of activity that is not aligned with a primarily residential environment.

Another major concern is the apparent lack of adequate planning for pedestrians and cyclists. Safe, accessible pathways for walkers and bikers are essential for a balanced and livable community. The current proposal does not seem to prioritize these elements, which could limit mobility options and reduce overall safety.

I respectfully urge the City Council to carefully reconsider this proposal, with greater emphasis on traffic management, preservation of residential spaces, and the inclusion of infrastructure that supports pedestrians and cyclists.

Thank you for your time and consideration.

Sincerely,

Mr. Battina

Fwd: Preserves of Mayfield Ranch rezoning

From Devra Walthers <[REDACTED]>
Date Tue 4/21/2026 6:03 PM
To Caitlyn Reeves <creeves@roundrocktexas.gov>

I believe you might be missing this one? I don't see it on your list.

----- Forwarded message -----

From: **Barbara Henry** <[REDACTED]>
Date: Thu, Apr 16, 2026 at 5:17 PM
Subject: Preserves of Mayfield Ranch rezoning
To: <cchapa@roundrocktexas.gov>, <creeves@rounrocktexas.gov>
Cc: <[REDACTED]>

Rex and Barbara Henry
Unit 206

We have some concerns about the new construction that is being planned in front of our neighborhood. I have been living through a construction zone for several years which has been a nightmare. I know there will be something built my concern is what. We already have a car wash and a gas station QT and CVS. It has brought more traffic to our entrance road that I have been told we are responsible for maintaining. The traffic could be a big problem depending on what is allowed to be built. Something that doesn't bring in anymore large traffic flow. It is narrow road . We have so much noise with the car wash and trucks at QT. If it was something that doesn't bring a constant flow of cars

Thank you for hearing our concerns.

Barbara Henry
Unit 206
Sent from my iPad



Preserve at Mayfield Ranch-rezoning-Preserve at Stone Oak PUD Amendment

From Ryan Anderson (Alpha Roofing) [REDACTED]
Date Mon 4/20/2026 4:01 PM
To Cecilia Chapa <cchapa@roundrocktexas.gov>; Caitlyn Reeves <creeves@roundrocktexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

April 20, 2026

I am Ryan Anderson, owner of unit 203 at thre Preserve at Mayfield Ranch. I am writing to you to express my concerns about the Endeavor Group proposed rezoning of the property on FM 1431 adjacent to my community.

My concerns are:

Increased traffic at the entrance way

Proposed use of property for the construction of a fuel station or auto service

Potential damage to water drainage away from residences in my community

Noise level disruption during evening hours

Safety of minor children in the community

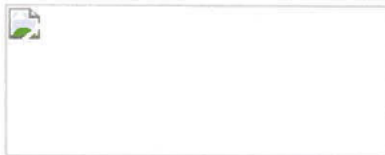
I value the integrity of my home and community in which I live.I appreciate the City of Round Rock listening to my concerns and taking them into account in the rezoning process.

--

Best Regards,

Ryan Anderson

[REDACTED]



Ryan Anderson

Production Manager

"A man can see a lot from a roof"

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512.777.1086 Office

512.677.9002 Fax

[REDACTED]

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Formal Objection and Request for Denial of Rezoning Application for Parcels R055388 & R542617 (Adjacent to The Preserve at Mayfield Ranch)

From srinivas tummalapelly <[REDACTED]>
Date Mon 4/20/2026 11:30 AM
To City Council <citycouncil@roundrocktexas.gov>
Cc Dalton Dueitt [REDACTED]; Alice Guajardo <aguajardo@roundrocktexas.gov>; Veronica Trevino <vtrevino@roundrocktexas.gov>; aelias@roundrocktexas.gov <aelias@roundrocktexas.gov>; jbradley@roundrocktexas.gov <jbradley@roundrocktexas.gov>; Ed Polasek <epolasek@roundrocktexas.gov>; Dennis Kincheloe <dkincheloe@roundrocktexas.gov>; Kim Jones <kjones@roundrocktexas.gov>; Walter Holbert <wholbert@roundrocktexas.gov>; [REDACTED]; [REDACTED]

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

TO: The Honorable Members of the Round Rock City Council
FROM: Residents of The Preserve at Mayfield Ranch Private Residential Community
DATE: April 4, 2026
SUBJECT: Formal Objection and Request for Denial of Rezoning Application for Parcels R055388 & R542617 (Adjacent to The Preserve at Mayfield Ranch)

Dear Council Members,

On behalf of the families of The Preserve at Mayfield Ranch, this letter serves as a formal and collective objection to the proposed rezoning of parcels R055388 and R542617 from their current low-impact designation to Retail Business. The proposed change would place commercial retail activity directly against our private residential community, creating substantial and unavoidable negative impacts on our safety, property, environment, and financial well-being.

Our opposition is based on the following significant concerns:

1. Unjust Financial Burden on Private Community Infrastructure

The roads providing access to the proposed development are privately owned, funded, and maintained exclusively by the homeowners of The Preserve at Mayfield Ranch. These roads were engineered for light residential use—not for commercial traffic, delivery trucks, or continuous customer flow. Rezoning the adjacent parcels for retail use would impose uncompensated commercial wear on our private infrastructure, shifting substantial maintenance and repair costs onto 156 families. This forced transfer of financial liability is inequitable, unsustainable, and should be grounds for denial of the rezoning request.

2. Degradation of Neighborhood Character and Property Values

The introduction of large commercial structures, expansive parking lots, and associated activity would fundamentally alter the established residential character of our community. Such development would create visual and environmental discord, diminishing the aesthetic appeal of our neighborhood and negatively affecting property values relative to nearby communities not subjected to adjacent

commercial encroachment.

3. Traffic Congestion and Heightened Safety Risks

Retail development inevitably generates high volumes of vehicular traffic, including customers, employees, and delivery vehicles. Our private residential streets are not designed to accommodate such loads. Increased traffic would create dangerous conditions for children, seniors, and pedestrians, significantly elevating the risk of accidents and impairing the safe, quiet use of our neighborhood streets.

4. Environmental Risks to Sensitive Karst Features and Long-Term Development Viability

The parcels in question contain environmentally sensitive karst formations associated with the Inner Space Cavern system. Retail construction—particularly the required impervious cover, foundations, and drainage systems—poses a substantial risk of damaging these irreplaceable geological features. Additionally, the engineering challenges and regulatory constraints associated with building on karst terrain introduce significant financial uncertainty for any commercial project. Should the development become economically unviable, the community risks being left with a vacant commercial site that provides no benefit while imposing lasting negative impacts.

5. Noise and Light Pollution

Retail operations, especially those with extended hours, generate persistent noise from customer activity, vehicle movement, HVAC systems, and delivery operations. High-intensity lighting required for parking lots and security will intrude into our homes and yards, disrupting nighttime peace and degrading residents' quality of life.

6. Nuisance and Environmental Spillover Effects

Retail and food-service establishments produce waste, odors, and refuse that attract pests and generate litter. These nuisances inevitably spill over into adjacent residential areas, creating sanitation concerns and additional burdens on homeowners.

7. Parking Overflow and Security Concerns

Even with designated parking, retail developments frequently generate overflow into nearby residential streets. Increased foot traffic and after-hours activity in commercial lots can also lead to loitering, vandalism, and minor property crime, undermining the safety and security of our community.

Conclusion and Request

For the reasons outlined above—financial inequity, safety hazards, environmental risk, degradation of neighborhood character, and the imposition of commercial externalities onto a private residential community—we respectfully and firmly request that the Round Rock City Council deny the rezoning application for parcels R055388 and R542617.

We urge the Council to uphold its responsibility to protect the health, safety, and welfare of existing residents and to preserve the integrity of established neighborhoods.

Respectfully submitted,

The Resident of The Preserve at Mayfield Ranch

Srinivas Tummalapelly

3451 Mayfield ranch Blvd, Unit 305, Round rock Tx

Fwd: Preserve at Mayfield Ranch - Rezoning-Preserve at Stone Oak PUD

From Devra Walthers <[REDACTED]>
Date Mon 4/20/2026 6:36 PM
To Caitlyn Reeves <creeves@roundrocktexas.gov> <[REDACTED]> <[REDACTED]>

I think you are missing this one.

----- Forwarded message -----

From: **Sandra Henderson** <[REDACTED]>
Date: Wed, Apr 15, 2026 at 7:26 PM
Subject: Preserve at Mayfield Ranch - Rezoning-Preserve at Stone Oak PUD
To: <cchapa@roundrocktexas.gov>, <creeves@roundrocktexas.gov>

We, Wayne and Sandra Henderson, residents in the Preserve at Mayfield Ranch-Unit 612, bought our home in August of 2015, as the final phase of the development was being completed. That was at a time when we still had cows grazing between our community and 1431. In the ensuing 11 years, we have many other businesses that have since been developed and the cows are long gone. Our entrance is quite discombobulated, with the monument indicating we are the Preserve at Mayfield Ranch at the traffic light of Sendero Springs and 1431, at the corner of CVS. Our address, 3451 Mayfield Ranch Blvd, is one driveway north from the entrance to the QT gas station, onto a road that is apparently a driveway and not an actual road, as the only indication is a sign with the number 3451 on a fence which I believe an earlier HOA board member had made so the delivery people could find us. Since the development of the CVS, GO carwash, children dental offices, a drive-thru coffee shop, QT gas station, and a large nail salon, including recent in progress buildings constructed to create more offices, has created another egress to the 3451 "driveway". Many drivers have discovered that if they use this driveway to take a shortcut from Mayfield Ranch Blvd to the light at Sendero Springs they can avoid the light at Mayfield Ranch Blvd and 1431. It has become dangerous to exit the main gate as well as the back gate. Stop signs are posted and ignored.

This all brings me to the current development in front of you to rezone with current uses with limitations of Places of Worship, Senior Group Living, and Day Care. The current rezoning request by the developer will bring a substantial addition to the current level of traffic, which has increased tremendously in a few short years. Children in our community are gathered just outside our gate for school bus transportation to and from school and creating more traffic just increases the likelihood of injury or worse.

As we can hear the traffic noise on 1431 floating down the greenbelt area while sitting on our patio in the evenings, we also hear the sirens of firetrucks and police seemingly more often after a collision at the entrance. The late night noise of businesses would follow the same path and add another layer of interruption to a relaxing evening.

The possibility of another fuel station constructed, the lighting that would be required, the swarms of noisy grackles to the bugs attracted to the lights would be very disturbing, especially to those homes whose backyards on that side of the community would be affected, and of course the added traffic.

Thank you for listening to one of residents of Round Rock impacted while you consider the rezoning request before you.

Wayne and Sandy Henderson [REDACTED]