



City of College Station Council &
Planning & Zoning Commission
City of College Station
P.O. Box 9960,
College Station, Texas 77842

June 6, 2017

Re: Letter of Support for the Pebble Creek Phase 2C, Block 20 & 21 Rezoning (Project #2017-000011)

Dear Honorable Council Members & Commissioners,

We are aware of the rezoning application that has been submitted to the City of College Station to rezone the following properties below to General Suburban and Restricted Suburban:

- *General Suburban* - Lot 1, Block 20 located at 5101 Pebble Creek Parkway
- *Restricted Suburban* - Lot 1, Block 21 located at 5201 Pebble Creek Parkway

It is the general desire of property owners in the area to have this lot remain greenspace. However, if the property is rezoned, we do support the standards offered by Mrs. Young below that would be met during the development of the property.

We had several meetings with the applicant (Mitchell & Morgan) and property owner (Pebble Creek Development Company-Mrs. Gloria Young) to discuss the details of the proposed development. Her team has met with homeowners on 3 separate occasions to listen to their concerns and requests.

She recently met with members of our Pebble Creek Owners Association Board, members of the Garden Homeowners Association Board, and several Augusta Circle residents to outline her proposal after weighing the neighborhood concerns. To address the concerns of homeowners, Mrs. Young has offered to reduce the number of lots by removing one lot on the Stonebriar Circle side as well as on the Augusta Circle side. She has also graciously offered to increase the common area space from 10 feet to 25 feet on each side. We would like to offer our sincere appreciation to Mrs. Young for her consideration and generosity.

During these discussions, Mrs. Young agreed to the following standards on the Augusta Circle side (Lot 1, Block 21) as outlined below:

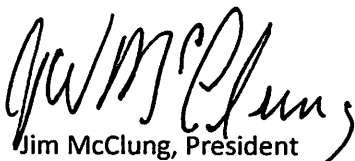
- There will be a single 165-foot wide lot.
- There will be a 55-foot common area along Champions Boulevard (A portion which is being donated by Pebble Creek Development Company and the remainder will be purchased by Augusta Circle homeowners). The common area will be owned and maintained by the Pebble Creek Owners Association. The common area will be appropriately landscaped.
- The lot owner will be required to continue and maintain the current hedgerow along Pebble Creek Parkway.

- The lot owner will be required to construct a wrought iron fence along the lot boundary to separate the lot from the greenspace.
- The lot is to be incorporated into the Pebble Creek Owners Association.
- The new lot will be subject to the Augusta Circle (Ph 2B) deed restrictions and the setbacks on the lot will be consistent with what is required in the Ph 2B deed restrictions.

Additionally, Mrs. Young agreed to the following standards on the Stonebriar Circle side (Lot 1, Block 20) as outlined below:

- The property will be subdivided into no more than 4 lots with side entry garages to meet minimum 60-foot lot widths.
- The lot closest to Champions Boulevard will not have its garage open to either Champions Boulevard, Stonebriar Circle, or Pebble Creek Parkway.
- There will be a 25-foot common area along Champions Boulevard – donated by Pebble Creek Development Company. The common area will be owned and maintained by the Pebble Creek Owners Association. The common area will be appropriately landscaped.
- The lot owners will be required to continue and maintain the current hedgerow along Pebble Creek Parkway.
- The lot owner closest to Champions Boulevard will be required to construct a wrought iron fence along the lot boundary to separate the lot from the greenspace.
- The lot closest to Champions Boulevard will have a left side setback so the home is not placed on a zero lot line and will have windows on the left side elevation.
- The lots will be incorporated into the Pebble Creek Owners Association as well as into the Garden Homeowners Association of Pebble Creek.
- The new lots will be subject to the Garden Homeowners Association of Pebble Creek (Ph 2A) deed restrictions and the setbacks on the lots will be consistent with what is required in the Ph 2A deed restrictions.
- A grasscrete fire lane may be required at the alley between the old and new lots out to Pebble Creek Parkway with 20-foot gate and Knox box for Fire Department access.

Sincerely,



Jim McClung, President

On Behalf of the Pebble Creek Owners Association Board of Directors