

November 4, 2021

Re: Support for Avilla Homes Development at the corner of Bailey Boswell and FM156

Dear Zoning Committee:

Creekwood HOA would like to present our support of the rezoning of the property at the corner of Bailey Boswell and FM156 from CC-Community Commercial to PD-Planned Development of the proposed single family style rental homes. The board has met with the developer and agree to the rezoning pending the following conditions and amendments to the site plan:

1. Developer agrees to try to trap wildlife and release in different area. Creekwood is specifically concerned about 5-6 coyotes that live in the trees by the corner of Bailey Boswell and FM156.
2. Developer agrees to move dumpster areas as far away as possible from the Creekwood fence line.
3. Developer agrees to install a masonry wall along Bailey Boswell to tie in with Creekwood's masonry wall to match color scheme, construction and design, so there are no open spaces for anyone to hide. Developer will also continue with landscaping along Bailey Boswell consistent with the look of Creekwood's landscaping along Bailey Boswell (including shrubs and trees).
4. Developer agrees to give companies hired by Creekwood or adjacent homeowners access to maintain their property line from the developer's side if necessary. This access will be coordinated with the developer's Property Management Company.
5. Developer agrees to minimize tree removal directly behind Creekwood homes. Developer agrees to build retaining wall at least 3 feet away from Creekwood property. Developer will be responsible to maintain the area all the way to the Creekwood property line, including the area on top of the retaining wall.
6. Developer agrees to provide a 24/7 emergency number to the Creekwood Board of Directors and to adjacent homeowners to voice potential complaints to.

In addition, in a neighborly gesture, the developer also offered to assist Creekwood with the following:

1. Developer agrees to replace pool furniture consisting of 24 lounges, 22 dining chairs and 10 sand chairs.
2. Developer agreed to add zoysia hydroseeding to the following currently bare areas (see Appendix 1):
 - Along Ash Meadow entrance
 - In Ash Meadow Circle under trees
 - By the Creekwood Pool and playground area

The Creekwood board has met with the developer to review the proposed development. Information was distributed to all homeowners and questions were answered. Additionally, Creekwood organized a meeting with the developer at Highland Middle school to give homeowners the opportunity to meet the developer and voice their concerns and questions.

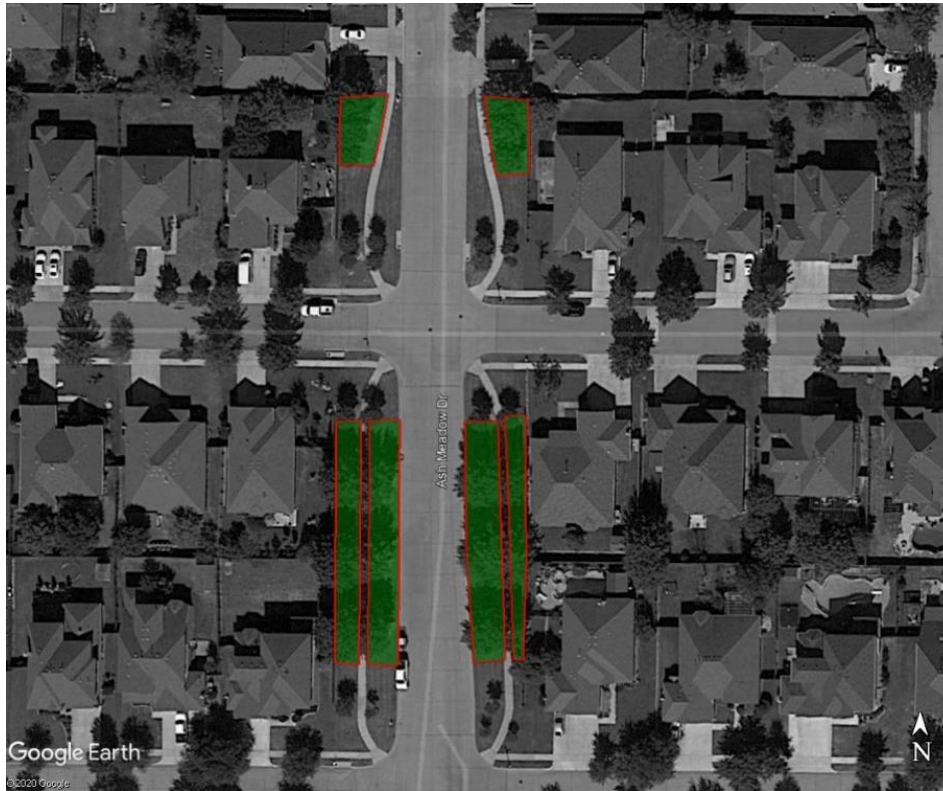
The Creekwood board feels that changing zoning to PD-multifamily is a better fit than the current commercial option with a lot of unknown factors. While we would prefer to leave the land open, we believe that the proposed development will protect the integrity of our homeowner values as opposed to an unknown commercial development causing a lot of additional noise and traffic. When consulting other HOAs who dealt with this developer we have found that the developer has been recommended as a good neighbor.

Sincerely,
Creekwood Board of Directors:
Carmen Davis
Darrell Smith
Johnathan Sanders
Prisca Kirk
Shane Rager

Appendix 1

Maps of areas to be hydro mulched

Ash Meadow Entrance:



Ash Meadow Circle:



Pool Area:

