

**PEAK CAPITAL, LLC**

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April 2, 2015

Mark Linenschmidt  
City of League City  
300 W. Walker Street  
League City, TX 77573

RE: Rezoning Request 2220 Marina Way

Dear Mr. Linenschmidt:

The 2.59 acres at 2220 Marina Way is currently zoned Residential Multi-Family 2. This proposal is presented to request the rezoning to Residential Single Family 2 and replat property into 15 single-family residential lots.

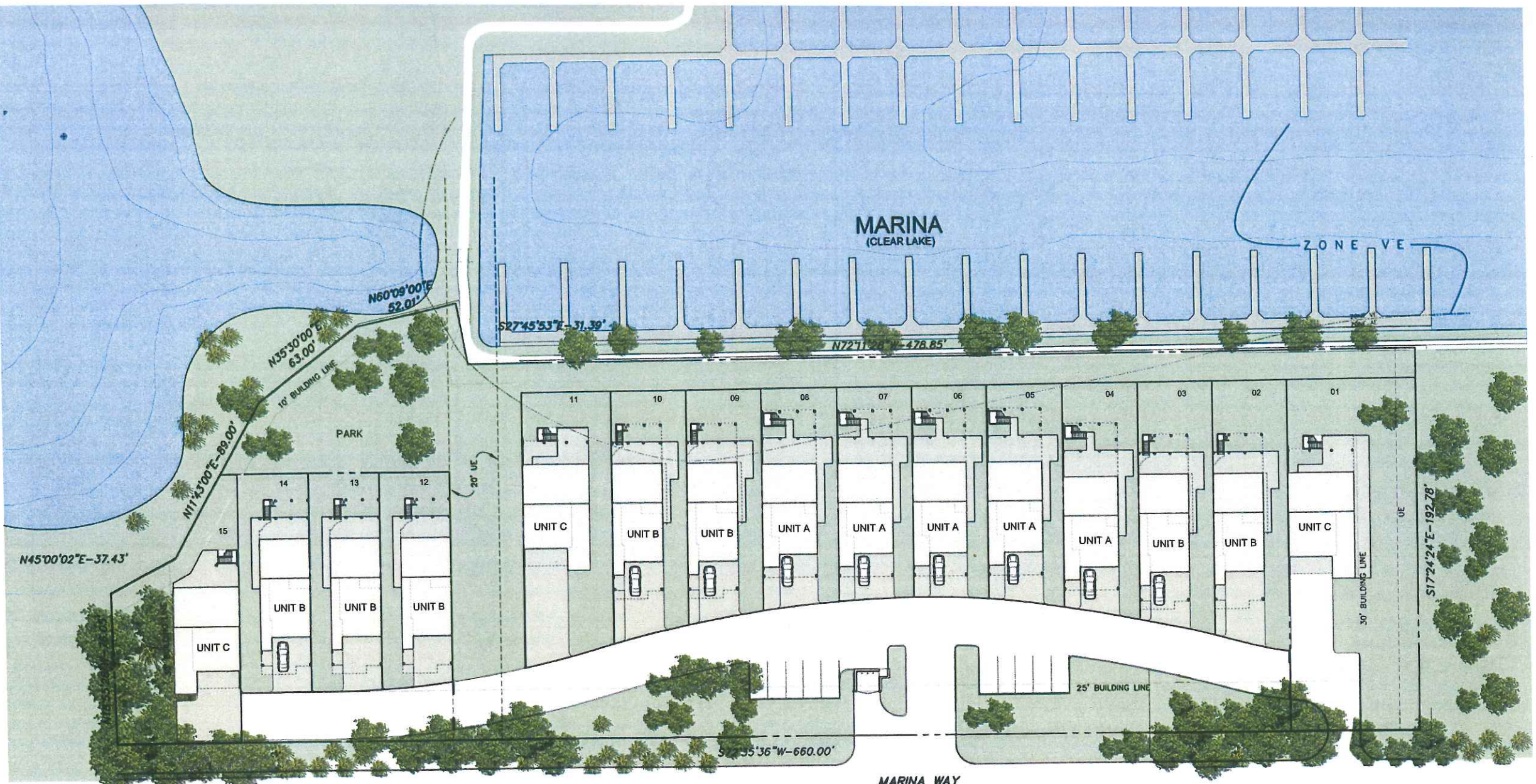
Several options were considered for this site; however, after almost a year of consideration I feel the single-family residential lots are the best and most efficient use of the property. By rezoning to Single Family, this waterfront community project will accentuate the neighboring upscale residential communities. Also as a single family-development, the community would impose fewer burdens on city services, utilities and infrastructure while increasing the tax base significantly.

This gated community is designed to maintain the existing arbor landscape and include a small park area. Home planes include the most recent development and elevation criteria. Therefore, I respectfully request your approval of this rezoning request from Multi-Family 2 to Residential Single-Family 2.

Sincerely,

PEAK CAPITAL, LLC

  
Phil Newton



MARINA WAY  
 (60' PUBLIC R.O.W.)  
 (VOL. 18, PG. 77, G.C.M.R.)

MARINA WAY

NEWCORE DEVELOPMENT

- 15 UNIT GATED TOWNHOME COMMUNITY
- 5 UNIT A
- 7 UNIT B
- 3 UNIT C



**MARINA WAY RESIDENTIAL**  
MARINA WAY DRIVE, LEAGUE CITY, TX



**MARINA WAY RESIDENTIAL**  
MARINA WAY DRIVE, LEAGUE CITY, TX