

TO:

**Stephenville Planning and Zoning Commission & City Council**

FROM:

**Scott Hooper  
849 N. Clinton  
Stephenville, TX 76401**

RE:

**Chandler Mansion Block Re-zoning**

To the committee members on the PZ commission and the City Council,

I was recently made aware of a plan to re-zone the Chandler Mansion block. While I am all for land development and improvement, I am asking for the board to not approve this request for several reasons:

- The Chandler Mansion is one of the iconic homes left in Stephenville. I am one of many people in the area who own homes that we are working to rehab not for a quick buck or to flip and rent on the cheap, but to restore the original beauty and charm of a property. My properties are around the corner from this block and would hate to see it wasted.
- The multifamily units that I have seen on the north side of Frey in those neighborhoods are not kept up and, in my opinion, have actually reduced the value of the homes close to it. A greater value would be to build small homes along the back of the block to help raise the value of the surrounding properties and continue regentrification.
- The traffic is already horrible and parking on Frey makes it hard for traffic flow as it is. The amount of money it would take for the city to improve/ create safe access and egress (ie driveways and turning lanes) could easily outweigh the benefit and the traffic would surely overtax Ollie and Frey which is already one of the busiest intersections in Stephenville.
- The inevitable need for improved access to water, sewer and gas will also contribute to the overall chaos of road issues and seems like it will divert tax dollars away from other things we need to see worked on in Stephenville.

I ask that you please deny this request.

Thank you for working hard at what you do. It is difficult navigating the razor edge of making sure Stephenville moves forward yet stays "hometown".

Sincerely,  
Scott Hooper

