

From: BS Warmer <bswarmer@gmail.com>
Sent: Wednesday, May 19, 2021 10:13 AM
To: Steve Killen <SKillen@stephenvilletx.gov>
Subject: Planning and Zoning Cases RZ2021-008 & RZ2021-009

Stephenville Planning and Zoning Commission,

This committee has the challenge of managing the inevitable (and welcomed) growth of Stephenville, while also safeguarding the city character. The Chandler Mansion is an icon that you build around, not one to be rezoned to Multifamily. I am writing to express my strong opposition to the proposed rezoning of the Chandler Mansion block (Cases RZ2021-008 & RZ2021-009) . My opposition is based on a variety of factors:

1. Desire to maintain the character and charm of the neighborhood.
2. The area is already approaching saturation with multifamily dwellings. Based on a quick google map search - there are 15 apartment complexes within 1 mile (most within .5 mile) of the Chandler Mansion. In addition to this, there are 5 college dorms and several duplexes (W Oak St, N Columbia, N Belknap, etc.).
3. Uncertainty of the plans for the property. I had a good conversation with one of the owners. He is a genuine person that shares my desire to maintain the charm of this property and the city. However, rezoning with no concrete plans equates to a blank check that I am not comfortable agreeing to.
4. Property values are likely to be negatively impacted if we continue saturating the area with multi-family dwellings. MFDU's are inconsistent with the predominantly SFDU neighborhood.
5. Frey street is already narrow / congested and adding multiple units concentrated on this property will make matters worse. Elevated traffic makes the streets less pedestrian friendly. With Hook Elementary right around the corner – this is a real concern.

I urge you to disapprove the proposed rezoning, and from recent meetings / discussions with my neighbors, I know my opinions are shared by others who have not managed to communicate these desires. Thank you for your continued service and support of our community.

Best regards,

Brad & Melody Warmerdam

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