

June 15, 2021

To: Stephenville Planning and Zoning Commission and Stephenville City Council

From: Greg and Kelly Sult
882 N Clinton
Stephenville, TX 76401

Re: Case No. RZ2021-008 & RZ2021-009 Rezoning requests - Chandler Mansion Block

We are writing to express our opposition to the rezoning request of this property very near to us.

We have been fortunate enough to live in the stately Victorian Scott house, or some know it as the old Malloy house, for the past 23 years and we have loved the history of our home and have always been happy to be a part of Stephenville's legacy and that of our neighborhood which includes the historical Chandler mansion. We are also excited to celebrate with the city council the selection of Stephenville to the Texas Main Street program. With this in mind, I find it inconceivable that the commission would consider allowing such a wonderful property to be torn down. It seems at this very time we should be preserving our wonderful history!

It has been brought to our attention that the current owners want to sell the entire block, firstly obtaining a re-zone of R3, so that they may then sell to a more-than-likely out of town or out of state developer who would then tear down the lovely mansion and erect very profitable (for them) apartments. I can't even image looking out my front door and staring at a huge concrete and brick structure.

In addition to the possibility of apartments just not being attractive, there are some very real concerns with an over-abundance of people living on that corner. The traffic is already bottle-necked on that corner, the streets certainly not wide enough for the huge amount of influx that would come from an apartment complex. If you have every travelled down Frey street in that area around school drop off or pick up times, you certainly will understand this point.

As property owners in this area for many years, of course we have concerns about a project such as this lowering the property values of all of those beautiful homes in the neighborhood. We understand progress and growth and know that Stephenville must cater to Tarleton and the needs of the students, but we just strongly feel that this corner is not the appropriate location for a zoning of R3.

Thank you very much for your consideration of our request.

Regards,

Greg and Kelly Sult