

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,

This is my second letter regarding a plan to re-zone the Chandler Mansion block. Without knowing for sure, it appears that the owners are seeking to capitalize on gaining a per-square-foot pricing on the block. Again, while I am all for capitalism, land development and improvement, I am asking for the board to not approve this request for several reasons:

- It's not improvement. 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 rehabilitating 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 my effort wasted.
- The multifamily units that I have seen on the north side of Frey in those neighborhoods are not that old, few are 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 starter homes which would help raise the value of the surrounding properties and continue regentrification.
- According to <https://www.stephenvilletx.gov/administration/page/core-values-mission-vision> **"Stephenville's vision is to create a community that is ready for what the future holds. It will be innovative, financially stable, safe, and attractive. Stephenville will remain the family-oriented Cowboy Capital of the World and the City of Champions."** While this is a relatively generic vision and open for much interpretation, apartments and multifamily housing rarely ever does anything but become dated and reduce land value over time. THEY USUALLY DO NOT REMAIN SAFE AND ATTRACTIVE. What will this area look like in the next 80-100 years? I believe the Chandler mansion, two of my homes, the Wolfe house, the Victorian on the corner and many other homes surrounding this block are this age. Very few apartments that I know of are more than slums after 40 years let alone 60-80 years. This has long-term effects.
- 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 will most likely 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. Please continue to guard Stephenville—a champion community that's safe and attractive for everyone.

Sincerely,  
Scott Hooper

