

June 16, 2021

Re: Case RZ2021-008, 009

Dear Planning and Zoning Commission,

My name is Wayne Trimble. My wife and I live at 1010 W Frey Street with our 2 children, directly across the street from the properties in this application. We moved to this neighborhood 2 years ago, but have resided in Erath County for the past 20 years.

We are strongly opposed to the rezone of this property to R3, and here is why:

- 1) Since the properties were recently listed for sale for \$2.1 million, an R3 would pave the way for the sale of this property to an investor who would need to fill the entire block with high-density, multi-family, multi-level apartment complexes just to recoup their initial \$2.1 million investment. Certainly, R3 would raise the monetary value of the property itself, but it would not bring more value to the neighborhood, its neighbors, and would likely negatively impact *our* property values long term.
- 2) If rezoned, R3 multi-family apartment complexes would lead to more traffic on an already busy Frey Street, which, on school days, sees a line of cars backed up from Hook Elementary blocks away, wrapping all the way around Frey in between our houses. I would suggest a study on traffic impact on our already narrow and congested streets before considering a rezoning to allow apartment complexes.
- 3) Last month we heard this commission's desire to protect the Chandler mansion, calling it one of the "iconic properties of the city." We couldn't agree more. Our house at 1010 Frey Street is also known as the "Wolfe house," or to younger generations as the "stained glass" house. I would consider it "iconic" too, in its own way. In fact, I can't think of 2 more iconic residential homes in such close proximity to one another in our town than the Wolfe house and the Chandler mansion - which makes the need of preserving the neighborhood around these two properties, and the other unique and charming homes around them, even more crucial.

4) The original application mentions rezoning for the “highest and best use possible.” and in my opinion, the highest and best use is not large apartment complexes, but developing the raw land behind the 2 houses with more single family homes for the young families of this neighborhood, and here’s why: Stephenville has a shortage of single-family residences, and this block is within 3/10ths of a mile from not one, but 2 elementary schools - schools with children of families that no doubt want to live the American dream and own their own homes. I believe the highest and best use of this property is for single family residences that will revitalize this neighborhood and preserve it for the generations to come.

Finally, let me conclude by pointing out that Tarleton’s master plan stops short of this block and this neighborhood, and the City of Stephenville has designated current and future use for this block as single-family R1. I respectfully ask you to adhere to long-term vision of both of these plans, which is in the best interest of our neighborhood, our school children, our young families, and the city we all love so much. Thank you.

Sincerely,  
Wayne & Rebecca Trimble  
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