

August 17, 2021

Steve Killen  
Director of Development Services  
City of Stephenville  
298 West Washington Street  
Stephenville, Texas 76401

RE: Stephenville Planning and Zoning Commission Request

Dear Mr. Killen:

On behalf of Stephenville Mobile Home Park, I am well acquainted with the needs and demands of the Stephenville Planning and Zoning Commission in my community. I send this letter to voice my concerns regarding the pending request by Reese Flanagan of MMA, LLC, representing Troy Kunkel of 598 Westwood, LLC, to rezone property located at 817 West Washington, Parcel R29583, of CITY ADDITION, BLOCK 62, LOTS 6A;7;14;17; (PT, OF 14), of the City of Stephenville, Erath County, Texas, from (B-2) Retail and Commercial Business to (PD) Planned Development. For the following reasons I would urge you to oppose the request:

**CITIZEN SAFETY AND TRAFFIC.** The safety of pedestrians and traffic are major concerns for the area where my property is located. School traffic congestion already spans along West Washington Street as Central Elementary School is located directly across from the property. Furthermore, commuters to downtown and Tarleton State University must travel on Washington Street as well. With West Washington Street being the main route to key locations in town, the local neighborhood traffic will disproportionately surge during morning and evening rush-hour traffic. The surge in traffic also negatively impacts school children that walk to and from Central Elementary School. Schools and downtown businesses in the area already cause major traffic congestion, and the Commission should not approve the rezoning request that will cause the school concurrency to fail with the anticipated rezoning plans.

**PROPERTY ACCESS.** My property shares a 30 foot easement with the properties directly in front of it. With new development in front of my property, the easement will no longer exist. The easement is the only way to access my property meaning my tenants, law enforcement, and medical personnel will no longer have a safe, accessible way to enter into my property. The main water line to my property is also located under the easement. Since the water line has a past record of malfunctioning and needing major repairs, the development of any housing or buildings will come with the risk of future water line breaks and repairs that affect my property.

**URBANIZATION.** The Commission should take into consideration the small-town culture the city of Stephenville embraces. With more urbanization projects, Stephenville will turn into a metropolitan area and lose the values that Stephenville citizens appreciate. Additionally, property values are more likely to decrease in the area if condominiums or apartments are

constructed. These types of housing are inconsistent with the surrounding neighborhoods developed in the area.

I urge you to oppose the anticipated rezoning plans, and from the recent meetings with surrounding neighbors, I am confident my concerns are shared by numerous citizens who have not managed to write letters or attend meetings to voice concerns.

Thank you for your continued service and support of our communities.

Sincerely,

A handwritten signature in black ink that reads "Jana Saucedo". The signature is written in a cursive, flowing style.

Jana L. Saucedo, BSN, RN  
Owner of Stephenville Mobile Home Park  
P.O. BOX 1737  
Stephenville, Texas 76401