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**Subject:** Opposition to Creek Bend Apartments at 281 North and Borgfeld Drive

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Councilman Courage, Pedro Alanis, and Pedcor Investments,

I am Mason Brand, the face and voice behind the thousands of us parents, constituents, and concerned citizens of the City of San Antonio and District 9's "Affordable Housing" plans known as Creek Bend Phase I and Phase II apartments slated to be built at the northwest corner of 281 North and Borgfeld Drive.

I communicated to Bexar County Precinct 3 Commissioner Grant Moody's office that before this fight was over, you shall know my name. And so you shall!

### **Councilman Courage's Political Rhetoric**

In your interview with News 4 WOAI, you stated persons to be placed in these apartments have "the right to live, work, and play in [their] community."

I presume you are referencing "our" community up here. Even if you are not, you like to use this phrase "live, work, and play" as you critically admonished us who live up here and espoused that yet we "live, work, and play" in San Antonio while choosing to live outside of the City of San Antonio. You expressed this political attack and rhetoric against us when you spoke with the San Antonio Report back in August 2023.

You are 100% correct. We choose to live outside the grasp of your political claws. Strategically, you lost the fight when Texas passed HB-347 in order to protect constituents from over-bearing cities and municipalities from treading on the hopes,

dreams, desires, and rights of citizens.

So, you are finding ways to circumvent HB-347 and the tactics you are using do not go unnoticed by us up here in the 281 North area.

You bullied the Summer Glen, Mountain Lodge, and Canyon Springs communities with threats of annexation prior to HB-347 and manipulated Bexar-Bulverde Emergency Services District #3 board members who live in these communities into signing an Interlocal agreement for emergency services for your district's grand plans up the 281 North corridor.

You call it "progress." We call it "digression" in our communities.

Your political rhetoric insinuates that we up here in the 281 North area, have been successful in life on the backs of others. Many people in our communities up here have had to pull ourselves up by the bootstraps at various times in our lives and achieved success through our own perseverance, struggles, and through our own acts of selfless service.

I claim no feats of valor or heroism in combat. But, as a retired Marine Corps officer who served in combat operations in Ramadi, Iraq in 2005 and other operations in the Middle East, I know what selfless service is and means. So do thousands of others that live up in the 281 North area.

No one has the right to live up here. Not even me. We have "earned" the ability to live up here and make our communities based upon our visions, hopes, and dreams of homeownership.

For you to suggest anything otherwise is directly offensive to us and we reject your political ideals and rhetoric in this regard.

### **Hypocrisy - Gentrification in Inner San Antonio / Impact on SAISD Schools**

The City of San Antonio, and the likes of you Councilman Courage, will be the first to approve plans and permitting for major high-end developments like the Pearl Brewery or other high-end shopping and urban-living developments in the Broadway areas. These are just some examples. The poorer San Antonio citizens who would normally pay rent or live in these areas can now no longer afford to do so. So much so, that SAISD has lost so many students due to this gentrification and recently announced the closing of another 15 campuses as a result.

Thus, you are exporting the social problems you have created in the inner city, to the suburbs and semi-rural suburbs like mine in the ETJ areas, where you expect school districts like NEISD, Comal ISD, and Boerne ISD in the Fair Oaks Ranch area to pick up the tab and social burden.

All the while you and Pedro Alanis purposefully hide these plans and intentions to erect "Affordable Housing" apartments in our communities and ram the projects through, with no courtesy to citizens or even impacted school districts who are already bursting at the seams.

Which leads me to my next point.

## **Lack of Communication with Comal ISD - Impact on Children's Education**

When I spoke with Pedro Alanis months ago about my opposition to these apartments, he was clueless about how overcapacity the local schools were. You, Pedro Alanis, and Pedcor Investments are diabolically guilty of gross negligence and blatant arrogance for not even bothering to engage with Comal ISD before you came up with these plans.

I know this for a fact, when I set across the table with Comal ISD Superintendent Dr. John Chapman and his staff.

Did you know, Councilman Courage, that Pieper Ranch Middle School already has ten portable trailers behind the campus to accommodate the overcapacity enrollment numbers?

Did you know, Pedro Alanis, that many times the air conditioning systems fail in these portable trailers, resulting in the detriment of classes or the school having to make other complicated logistical arrangements that has an impact on the conduct of classes?

What about you Pedcor? Any chance you thought it might be a good idea to engage with the local school district? How about the communities in this area? Or do you just present these plans and intentions with "no opposition" to the City of San Antonio?

Were you Councilman Courage, Pedro Alanis, or Pedcor Investments, aware that the location of these apartments are in the "No Transportation Zone" of Comal ISD? Meaning, there will be no Comal ISD school buses servicing the children? Were you aware of this?

You would be if you bothered engaging with Comal ISD or the ETJ community up here.

If the people you plan to put in these apartments are so impoverished that their families can't afford vehicles, how are they going to get to school? There are no sidewalks on Borgfeld Drive for the children you plan to place in these apartments.

So are they going to walk to school on the sides of the insanely busy Borgfeld Drive to school everyday?

I expect Commissioner Moody will do NO SUCH THING against the will of his constituents to enable these apartments such as placing sidewalks on the sides of Borgfeld Drive, where the city ends and the county begins.

And you can't take VIA buses and have them run past city annexed land, much less in and out of the bus lanes at Kinder Ranch Elementary, Pieper Ranch Middle School, and/or Pieper High School.

## **Traffic Impact Analysis (TIA) Study - TxDot Not Fully Informed**

When I spoke with Scott Nelson with TxDot, it sounded like TxDot was unaware of the full scale and scope of these apartments in just about every way. From the number of actual domiciles, but also in regards to a "food

pantry, community health fairs, or an adult skills training center."

Just exactly what are you planning to put into our community?

Was this left out on purpose to TxDot?

I'm also surprised that TxDot went along with the TIA study with no objections based upon risk alone.

People are going to die at this intersection and proposed apartment entrance, based upon the blind spot coming up the hill on Borgfeld Drive which will be exacerbated by the frontage road yield lane coming from 281 onto Borgfeld, especially at night. It doesn't take a civil engineer and urban planning background to calculate this substantially increased risk.

Councilman Courage and Pedro Alanis, you admit in your own documents that you will have to put a VIA bus station at this location because of its distance to any job related opportunities and other commodities in the area. And for Councilman Courage to suggest in his interview with News 4 WOAI that the people who will live in these apartments will work in the same area???

Really?

Where are these jobs? Miles down the road? You are marooning economically challenged people in the most rural geography up 281 North. This makes zero sense based upon your Strategic Housing Implementation Plan (SHIP), which is caused by your decisions in the first place, as I mentioned regarding the downtown area gentrification issues.

As you can see, your own political goals and arrogance have blinded you to logic.

In any case, you should all be ashamed of yourselves for what you are doing to our communities and to our children in our schools up here. It's unethical and immoral. And you should be held accountable for it.

We stand united against you in every way possible as opposed to Creek Bend Phase I and Phase II apartments. This also goes for any other similar projects you plan on placing in the 281 North area that will put people's lives at risk, overwhelm our local schools with enrollment numbers, or otherwise tread on our rights, hopes, and dreams as citizens.

Semper Fidelis,

Mason Brand

Maj, USMCR (Ret.)

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