

From: [Dale Novacek](#)
To: [Teresa Morales](#)
Subject: Creek Bend Apartment Proposed Development
Date: Wednesday, September 18, 2024 12:53:10 PM

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September 18, 2024

Texas Department of Housing and Community Affairs

P.O. Box 13941

Austin, Texas 78711-3941

Sent Via Email: Teresa.Morales@tdhca.texas.gov

Director Teresa Morales,

I am writing to express my strong opposition to the proposed Creek Bend Apartment development, at State Highway 281 North and Borgfeld Drive in north Bexar County, San Antonio, Texas. I currently live in the Kinder Ranch area, and we would be greatly impacted by the development. In fact, this affordable housing project would have a detrimental impact to our community.

The proposed development and resulting increases in population would overburden this portion of Bexar County in several ways:

- (1) The added increase would exacerbate a currently strained infrastructure, leading to additional increases in traffic congestion and noise pollution, as well as further depletion of an already scarce water supply for current residents of the community.
- (2) Currently this location is a “No Service Zone” for Comal ISD (the school district the children in the development would attend), meaning there are not school buses for these children to use to safely arrive to campus. Compounded with the lack of sidewalks in the area that would put students’ safety at risk, simply to attend the school.
- (3) The construction of this project would result in significant environmental damage, destroying natural habitats, and jeopardizing the wellbeing of wildlife in the area. It would drastically alter the aesthetic of the north Bexar County area, replacing the existing greenery and open spaces with another monolithic, high-density apartment complex.
- (4) Lastly, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of low-to-mixed-income apartments will likely result in property devaluation, which in return will cause an increase in the Bexar County tax rate to maintain the County budget, a condition that none of us current residents believed would happen when we originally purchased our properties.

I strongly urge you to reconsider this proposed Creek Bend Apartment complex development.

Sincerely,

Dale Novacek, 1911 Capella Ridge, San Antonio, TX 78260