



Donna Campbell, M.D.

Texas State Senator
District 25

September 3, 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. As the State Senator for this area, I have heard from numerous constituents that would be impacted by the development, and after those conversations and additional research conducted by myself and my staff, I have determined this project would have a detrimental impact to the effected 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 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 the current surrounding residents believed would happen when they originally purchased their properties.

In conclusion, I strongly urge you to reconsider the proposed Creek Bend Apartment complex development. I value the Texas Department of Housing and Community Affairs’ mission to, “develop high quality affordable housing,” but due to the reasons I’ve shared, the approval of this

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development would provide the antithesis of “high quality” for the residents of the development and those that currently call the area home.

Thank you for your thoughtful consideration and attention to this matter. Should you have any questions or comments, please contact my district office at (830) 626-0065 or my Capitol office at (512) 463-0125.

Sincerely,

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

Senator Donna Campbell, M.D.
Senate District 25