



**TOMMY CALVERT**  
**BEXAR COUNTY COMMISSIONER, PCT. 4**

October 7, 2019

Dear Members of the Community:

I am writing to provide an update on the proposed apartment complex by Herman and Kittle, which was proposed at FM 78 and Walzem.

During the community meeting that I hosted on September 16<sup>th</sup> at Calvary Baptist Church, I expressed my opposition to the proposed apartment complex known as the Montage.

My opposition includes that I will oppose the developer utilizing the Bexar County Housing Finance Corporation (the BCHFC) for issuing of revenue bonds for the purpose of providing financing for multi-family residential rental developments intended to be occupied substantially (at least 90%) by persons of low and moderate income and to refund bonds it had previously issued.

Herman and Kittle was asking that I inform the state officials in Austin that I do not object but they will not receive a letter of no objection from the Bexar County Commissioners Court and I have informed staff not to place this item on the commissioners court agenda.

Many items were discussed throughout the evening and I would like to provide some updates. During the meeting a resident indicated that a senior housing development managed by Herman and Kittle was much better maintained than other properties from Herman and Kittle that were visited. The member of the community indicated a senior citizen apartment complex would be a better fit for the location. I requested that Herman and Kittle do a market analysis of the viability of senior housing. Herman and Kittle stated the study would take approximately six weeks to complete.

With respect to traffic in the area, I have seen how bad the traffic is and am expanding and connecting Woodlake Parkway, Binz-Engleman, expanding IH-10, expanding 1604, adding lanes to F.M. 1516 and F.M. 1518, expanded Walzem Road, Crestway and many other roads in the region. I'm also working with Gordon Hartman to create new connectivity through the Converse area via the Converse Moving Forward TIRZ (Tax Increment Finance Zone) and increasing numerous other connector streets and creating public infrastructure districts in order to get ahead of the 1.5 million people moving to Bexar County in the next 15 years.

The office is working with the Texas Department of Transportation (TXDOT) to see what safety features may be implemented in the FM 78 corridor particularly the intersection of FM 78 and Walzem Road. I am also asking them to resurface the roads and attend to other state highways like FM 1976 and since 2015, I have proposed that the MPO, HDR Engineering, the City of San Antonio, and the Northeast Crossing Tax Increment Finance Zone (TIRZ) look to build a train over pass for intersections that are blocked during rush hour by train traffic. I will ask TXDOT, Bexar County, and the MPO to look again at the regional transportation needs as once vacant lands are developed and provide additional traffic alleviation. We are scheduling a driving tour

with TX DOT staff in the next 6 weeks and will be inviting community members to join us as we want to show staff the area during rush hour.

In addition, I will continue to push the technical advisory committee of the Metropolitan Planning Organization and other transportation entities to see what options are available to address the railroad crossings that block traffic in the area.

The topic of increased crime was discussed many times and I would like to assist you in working with Sheriff Javier Salazar to have him or his deputies attend one of your neighborhood meetings to provide additional information and for you to share intelligence about problem homes. We can work to implement a Hot Spot Card program to report crimes anonymously. We also can work on another felony warrant round up in the region to ensure our area doesn't feel like a hiding ground for the criminal element. Sheriff Salazar may be contacted through his executive assistant, Martha Vasquez at 210-335-6027 or email at [mvasquez@bexar.org](mailto:mvasquez@bexar.org). The Sheriff's Community Oriented Resource and Education (S.C.O.R.E.) Unit may be contacted at [SCORE@bexar.org](mailto:SCORE@bexar.org).

To clarify one point that was discussed at the meeting, the property owner of the land parcel to which the proposed apartments were to be built on is:

Herzberg Family Partners Limited Etal

216 Winding Way

San Antonio, Texas 78232

\*2019 Bexar County Appraisal District appraised value - \$838,830

Residents also mentioned flooding in the area so we are having the Public Works staff review flood control projects that are relevant.

There was a suggestion for the VIA bus to be rerouted out of the neighborhood and onto the main lanes and we have contacted VIA about this idea.

Last but not least, at my request, Bexar County conducted a market analysis of the Woodlake area to assess what are the gaps in retail and commercial opportunities in the area. I am sure you will agree with some of the opportunities identified:

### **Retail Opportunities**

- There is a gap in overall food and drink services, including sit-down restaurants, drinking establishments, and specialty food establishments
- The market in the Woodlake Area is amenable to retail establishments selling such items as clothing; sporting goods and hobbies; books and music; jewelry, luggage, and leather goods; specialty foods; and florists
- Additionally, the data seems to support the development of a movie theater complex

### **Sports and Recreation Venues**

- The development of a full-service sports and recreation venue with the facilities to host tournaments in sports like volleyball, basketball, softball, baseball, lacrosse, and others may be able to seize the opportunity of this growth

## **Military Spouse Entrepreneurs**

- Along with taking advantage of these unique elements, there is also a related opportunity that comes from the fact that many of these military personnel have spouses. These spouses are looking for jobs and due to the loss of networking, they prefer to become entrepreneurs and launch their own businesses. Therefore a business incubator would be supported according to our study
- Developing a facility that can address these issues is a unique opportunity and could be part of a mixed-use development from the private sector

If you would like to receive a copy of the 34-page document please contact the office and we can either email or mail you a copy.

As a result of this study, I will also be organizing a tour with commercial developers and if you are interested in serving on a welcoming committee or participating in the tour, I welcome your participation.

With respect to the Woodlake Golf Course redevelopment, Dr. Strader is the current owner and he and his partners are researching a plan to invest \$20 million plus to build a sport center equipped with fields for soccer, baseball, softball, basketball and volleyball as well as other amenities. Those amenities include a place where parents can have their oil changed, get manicures and pedicures, go fishing on the lakes, get food, watch their children remotely on their cell phones, and have real time speed clocking of baseballs sent to college scouts through integrated technology. This would be a first of its kind chain that would convert the dying sport of golf courses to sports parks with new life and give parents a lot of their time back by bringing weekend errands to the sports park. We will keep you updated on this proposed project.

There were also concerns expressed about frequent electrical outages in the neighborhoods. We are checking with CPS Energy regarding this issue.

Finally, it is important for me to reiterate that Herman and Kittles were primarily navigating a state housing incentive tax credit program and not a Bexar County program. The most appropriate elected leaders to register complaints to include the Governor's Office, your state senator and state representative because they have oversight over the budget and programs of the Texas Department of Housing and Community Affairs (TDHCA).

Contact information for elected officials:

The Honorable Greg Abbott  
Office of the Governor  
P.O. Box 12428  
Austin, Texas 78711-2428  
512-463-2000

The Honorable José Menéndez, Senate District 26  
4522 Fredericksburg Road, A-22  
San Antonio, Texas 78201  
210-733-6604

The Honorable Pete Flores, Senate District 19  
Texas A&M San Antonio  
One University Way  
Patriots Casa Room 205  
San Antonio, Texas 78224  
210-784-5024

The Honorable Barbara Gervin-Hawkins, State Representative House District 120  
3503 N.E. Parkway  
San Antonio, Texas 78218  
210-822-2534

The Texas Department of Housing and Community Affairs (TDHCA) that oversees the programs to develop affordable rental housing may be contacted at:

Texas Department of Housing and Community Affairs (TDHCA)  
Attention: Liz Cline-Rew, Multifamily Finance Housing Specialist  
P.O. BOX 13941  
Austin, Texas 78711-3941  
Office – 512-475-3227  
Fax – 512-475-1895  
[liz.cline@tdhca.state.tx.us](mailto:liz.cline@tdhca.state.tx.us)  
Physical address: 221 East 11th Street, Austin, Texas 78701-2410

The next TDHCA Board Meeting in Austin is scheduled for October 10, 2019 (then November 7, 2019 as the board meets monthly) and the TDHCA application number for The Montage development is 19426.

Please understand Texas law does not allow me to stop any development in unincorporated Bexar County, however, if the land is annexed by the City of Converse in Phase 2 of the annexation plan, you can work with the City of Converse to control land use in your community. There are things that can be negotiated with the City of Converse prior to annexation in May of 2020 but these are decisions you as a community have to think through very soon.

This is the opposition action I have implemented in regards to the Herman and Kittle project. As of the writing of this letter, Herman and Kittle had not purchased the land at FM 78 and Walzem and I will reach out to the owner to let them know the community's opposition, my opposition and try to appeal to their sense of civic duty to find a better tenant.

I look forward to keeping in contact and providing updates as they become available. If you have any further questions or need more information, please contact the office at 210-335-2614 or email me at [tc@bexar.org](mailto:tc@bexar.org).

Sincerely,



Tommy Calvert  
Bexar County Commissioner, Precinct 4

CC: The Honorable Greg Abbott, Governor  
The Honorable José Menéndez, Senate District 26  
The Honorable Pete Flores, Senate District 19  
The Honorable Barbara Gervin-Hawkins, State Representative House District 120  
Mario Jorge, District Engineer, Texas Department of Transportation, San Antonio District  
Isidro "Sid" Martinez, Director, Alamo Area Metropolitan Planning Organization  
Jeffrey C. Arndt, President/CEO, VIA Metropolitan Transit  
David Smith, County Manager, Bexar County  
Javier Salazar, Sheriff, Bexar County  
Renee Green, Director of Public Works/County Engineer, Bexar County  
Herzberg Family Partners Limited Etal