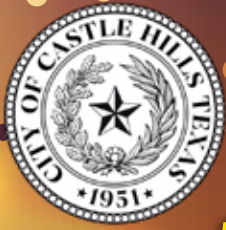


January 2022



The Castle Hills **Reporter**

2022

HAPPY NEW YEAR

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A bi-monthly newsletter for the residents of the City of Castle Hills published by Neighborhood News, Inc.

MESSAGE FROM THE MAYOR



Happy New Year Friends,

It is that time of the year again. I trust that you and your families had safe and happy holiday season.

Last *Reporter* I mentioned some of what we had accomplished as a City as we closed out the year. This month, I wanted to tell you about what we have to look forward to as a City in 2022 and beyond. While 2021 marked the kickoff of the largest single investment into Castle Hills infrastructure, 2022 will hopefully see its resolution. Mind you, that doesn't mean that we are done. We know that we still have work to do and we intend to keep on working!

We have talked about the bond and street improvements ad nauseum but there is one different aspect to mention. For the longest time, everything in Castle Hills was politicized. Employee positions, VIA bus service, and even the idea of borrowing money to complete street improvements were controversial. If you are new to Castle Hills you may not be familiar with our prickly political past; consider yourself grateful, it wasn't our brightest moment.

This history had been the largest roadblock to our City moving forward. What we saw last year though was truly breathtaking. In the midst of pandemic, we were able maintain our premier resident services, provide exceptional emergency services for the winter storm and COVID, and make more infrastructure progress than we have in the last 10 years! The *new Castle Hills* is one of methodical and pragmatic leadership that is constantly balanced by reflecting on our core responsibilities to our residents and our resident's desires.

Castle Hills has been infamously known for our poor street conditions but it pleases me to share that as of the time of this publishing, 63% of streets are in "Good" condition, up from 22% just 3 years ago based on our last assessment. What does mean? It means that the City borrowing money and utilization of street maintenance funds has helped skyrocket the

2018 Report			2021 Report		
OCI	Condition Type	Percent of City Streets	OCI	Condition Type	Percent of City Streets
≤ 50	Poor	23.80%	≤ 50	Poor	12.00%
70 - 51	Fair	33.60%	70 - 51	Fair	19.00%
84 - 71	Satisfactory	20.60%	84 - 71	Satisfactory	6.00%
≥ 85	Good	22.00%	≥ 85	Good	63.00%

(Continued on page 3)

CITY COUNCIL

JR Trevino
Mayor

Joe Izbrand
Mayor Pro-Tem, Place 1

Frank Paul
Place 2

Kurt May
Place 3

Jack Joyce
Place 4

Douglas Gregory
Place 5

CITY STAFF

Ryan Rapelye
City Manager, (210) 293-9673

Zina Tedford
City Secretary
(210) 293-9681

Nora Davis
Finance, (210) 293-9674

James "Jim" Ladewig
Fire Chief
(210) 342-2341, ext. 217

Steven Zuniga
Police Chief
(210) 342-2341

Rick Harada
Public Works & Animal Control
Department Director
(210) 293-9676

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& POLICE CALL 911**

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Monthly Meetings

All meetings are held at
City Hall unless otherwise posted.

City Council

2nd Tuesdays, 6:30 p.m.

Architectural Review Committee

1st Wednesday, 7:00pm
Upon Request

Board of Adjustment

4th Monday, 5:30 p.m.
Upon Request

Zoning Commission

1st Tuesday, 7:00pm
Upon Request

Crime Control & Prevention District

3rd Monday, 5:30pm
Quarterly or as needed



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(Continued from page 2)

City's overall street conditions. Aside from the street improvements, there was an unintended byproduct. We have shown the greater San Antonio community and most importantly Castle Hills residents that we can successfully administrate and complete big projects from the use of Certificate of Obligations.

With all the positive momentum I would like for my council colleagues to explore what it would take to address the streets in "poor" condition. While we would all love to have great streets, at a minimum my goal would be that no one in Castle Hills has a street that is classified as "poor." We secured our last debt obligation for 1.49%, which is an exceptionally low rate. We've shown that we engage the right professionals to get projects done on time, within budget, and correctly.

We have also shown that we are excellent stewards of your tax dollars, simply put, we are providing the results that you are telling us that you want. The idea of going forward with more projects does come with its own set of challenges but it is something that I would like to see this council explore for 2022, to determine if that is the best course of action for Castle Hills.

Back Together

On December 5th we had our annual **"Lighting of the Lights"** event and it was a GREAT success. The was the largest turnout that I had seen since pre-pandemic times. It was incredibly nice to see so many neighbors out enjoying the holiday get together. If you missed it, we missed you! We engaged Mr. and Mrs. Claus couple to pose for pictures with our youngest residents and performances by the Castle Hills Christian School Choir and the San Antonio Ballet School.



Thank you to everyone that showed up. Special thank you to the Public Works Department and everyone at the City that made the event a success.

December was also the month of the Castle Hills Women's Club Holiday party. If you haven't attended this event before, you should make time to attend next year. The Women's Club does a great job of transforming the Community Room with decorations, lighting, and great food. Aside from that they even had a fun icebreaker to encourage people to meet one another. We are grateful to have such a fantastic group of people dedicated to building our community.

I look forward to seeing you around the City. As always, if I can be of assistance please do not hesitate to reach out.

Yours in service,

JR Treviño

Mayor

jtrevino@castlehills-tx.gov

210-559-5940



MESSAGE FROM THE CITY MANAGER

By Ryan D. Rapelye, City Manager

Looking Forward to 2022!

I hope everyone had a wonderful holiday season and a happy new year. As a City, we look forward to 2022, we continue to progress and build upon our accomplishments in 2021. Being mindful of the impact and on-going challenges of the COVID-19 pandemic, we are very optimistic about 2022 and the City's economic forecast. COVID-19 has not only changed our lives, but how we operate as a City. Notwithstanding the challenges we faced everyday and with the continued support of citizens, City Council and staff, we pushed through and found ways to maintain city operations during 2021.

As City Manager, I am excited about what has been achieved, planned and yet to come in 2022 for the City of Castle Hills. Over the last year, we have taken steps to move the organization in the right direction. In 2021, we reviewed policy and procedures in our Code of Ordinances specifically Chapter 8, Building Regulations and Chapter 36, Solid Waste. We have implemented an emergency notification system (i-INFO) updated our emergency management process/procedures and procured generators for City Hall and Fire Department.

City Council adopted a robust Budget which includes projected revenues, allocation of operational funds necessary to continue to provide the highest quality services for our residents, and recommended capital projects necessary to maintain the current and future needs of the City. The Adopted Budget is balanced as required by law despite the economic uncertainty related to the pandemic. The Adopted Budget highlights key points important to the citizens of Castle Hills and reflects our commitment to provide excellent municipal services to the citizens and businesses while maintaining stringent fiscal controls. In 2021, we took steps to assist our first responders by procuring body worn cameras for the police department and established certification pay for our city's firefighters. The City

(Continued on page 4)

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(Continued from page 3)

also worked with property owners to remediate oak wilt in an identified area of the City.

In 2021, our City Secretary, Zina Tedford implemented the City's Records Management Plan. The City's Records Management schedule has not been sustained over the last 10 years due to the turn-over in this office. Records were being stored in the small storage room behind the City Council dais and the attic above the Police Department which was not conducive to storing City records. Ms. Tedford with the assistance of Records Consultant Inc (RCI), were able to identify, sort and catalog records based on the City's retention schedule. As part of the Records Management, City records have been relocated to an offsite facility (Safesite). As a result, we have 241 boxes / tubes inventoried by destruction date and contents stored off-site in a controlled environment. These records are accessible within 24 hours, if needed. 243 boxes were shredded in accordance with the records retention schedule.

Last year, staff sent out informational brochures to residents related to Code Compliance and Sanitation to help inform and educate residents regarding property maintenance and sanitation collection services including guidelines.

In 2021, we were able to take major steps in the City's infrastructure initiating Phase 2 Banyan and Carolwood to address flood mitigation and the 2021 Street Improvement project to reconstruct select streets within the community. In addition, the City continued the Street Maintenance program in the City was able to microsurface over 15 streets throughout Castle Hills.

During the development of the FY2022 Budget, one area of focus was to review our City's sanitation operations review services. We conducted a survey of surrounding cities which included information on of types of service, private versus municipalization and the residential rates within those cities. We surveyed approximately 20 cities and a majority of these suburban cities had contracts with solid waste companies that provided automated once-a-week collection. The City of Castle Hills along with the City of Alamo Heights and Olmos Park are the only cities in this survey that provide personnel on the back of the truck to collect (municipalization) trash that provides personalized attention. During the last two years, we have continued to review and analyze the City's sanitation services and rate. Residential rates had not increased in ten years, however the

cost for landfill disposal has increased substantially since 2015. The sanitation rate had not been increased in over ten years resulting in a negative fund.

During the FY2021 budget discussions in August 2020, there was a recommendation to increase the monthly sanitation rate to \$2 a household. After discussions, City Council adopted an increase of .50 cents which took effect in June 2021. During the development, we discussed the sanitation fund extensively and as a result of the FY22 Adopted Budget, an increase of a \$1.50 was programmed to the Adopted Budget.

The Current rate is \$25.50 plus sales tax a month. Effective March 1st, the new monthly rate will be \$27.00. This phased-in increase was to offset landfill disposal fees and revenues. Sanitation fees have been subsidized through the General Fund over the years. Operating expenses for the sanitation should equate to the revenue the City collects to fund this division of Public Works. Staff will continue to monitor and the rate will be reviewed annually. The additional revenue will allow the City to stage roll-offs/dumpsters seasonally behind City hall for brush collection. In addition, it is our plan to introduce an annual bulk collection.

As I mentioned earlier, sanitation services are provided by City employees on the back of trucks. In order to reduce injury and liability such as workers compensation. The City will be enforcing the 32-gallon container ordinance. the City has specific weight and size requirements are outlined in the City of Castle Hills Ordinance Chapter 36, Solid Waste, Sec. 36-30(b) states "The collector shall not service more than the equivalent of three 32-gallon garbage containers during any one call to one location," (adopted in 2009). Please see illustration which was sent to all City residents on page 5.

As we look towards 2022, we will continue to focus on addressing infrastructure, further promotion of economic development to expand the City's sales tax base and continue to raise the bar the City services. Internally, we are taking steps to address our information technology infrastructure implementing a new phone system at City Hall which will enhance our customer service and launch a new City website by late Spring. We will continue to send out informational brochures and post cards to keep you informed of all the changes to City services.

In 2022, as City Manager, I will continue to work with City Council on short and long-term goals address infrastructure needs, promote quality of life projects, economic development and ensure that we retain and attract good employees for our organization. In closing, I would like to send a THANK YOU to all our employees who make up are "Team Castle Hills" for their commitment to the City I appreciate all they do for the city and our organization on a daily basis.

I would also like to recognize and thank the Mayor and City Council for their leadership and putting the foremost. City of Castle Hills first and foremost. Please contact me at rrapelye@castlehills-tx.gov or at the office at 210.293.9673 if you have any questions on projects or need assistance with services from the City of Castle Hills.

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City of Castle Hills Code of Ordinance Chapter 36—Solid Waste

Effective March 1, 2022, the City will actively enforce Chapter 36-30(b) addressing container sizes.

The City of Castle Hills Public Works Department provides an array of sanitation services which includes twice a week garbage pick-up, once a week brush/leaf collection, and once a week recycling collection.



These services are provided by city employees who staff the collection trucks, rather than relying on automated collection, so that residents receive personalized attention. To ensure the quality of our collection services and safety of our Public Works crews, the City has specific weight and size requirements that are outlined in the City of Castle Hills Ordinance Chapter 36, Solid Waste, Sec. 36-30(b) states "The collector shall not service more than the equivalent of **three 32-gallon garbage containers** during any one call to one location," was adopted in 2009.

Additional information is available on the City's website <https://www.cityofcastlehills.com/2162/Garbage-Brush-Recycling-Guide> regarding sanitation collection and recycling collection.

If you have any questions or need assistance related to the City's Sanitation Service, please contact at 210-293-9676 or via email rharrada@castlehills-tx.gov or Julmer@castlehills-tx.gov.

(NON-COMPLIANT CONTAINERS)



32 GALLON CONTAINER STYLES



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COUNCIL COMMENTS



JOE IZBRAND

PLACE 1
Mayor Pro-Tem

Dear Neighbors,

When I first took office as your alderman, the common request I heard from residents was to “fix the roads” as we dealt with years-long deferred repairs and maintenance. As we move into this new year, I am pleased to report to you that we are well on the way of fulfilling that objective.

When the last engineering assessment of Castle Hills road conditions took place in 2018, only 22 percent of Castle Hills streets were rated as good, the highest ranking. Today, 63 percent of our roads receive the highest rating. At the same time, we have cut almost in half the number of streets rated as poor, the lowest ranking, from nearly 24 percent to 12 percent. This turnaround is the result of an intense focus and commitment by the city council to invest in our city, and there is more to come.

Late last year, the city council approved updates to the Capital Improvements Plan (CIP), which serves as the roadmap for street repairs and improvements. You will see the results of this planning effort as we undertake some significant street work in 2022 including the total reconstruction of some of our worst streets. The goal is to complete much of this work by the summer and take on other projects outlined in the CIP. At the same time, we will continue a brisk schedule of routine maintenance and street resurfacing.

In 2022, we should also expect to see continued efforts to bring the right kind of economic development to Castle Hills. With the reputation our city is earning as a great destination for business, we will focus on attracting appropriate office, retail and dining options to the city.

You will also hear talk in the coming months about a developer proposal to build an apartment complex on NW Military Highway and N. Winston Lane. This is a complicated proposal that deserves serious scrutiny and public discussion. By no means

should we make any decision without a thorough understanding of the long-term implications of this proposal and significant input from the community. I pledge to keep asking tough questions and to listen to your thoughts before making a final determination, which should come in June or July.

In between all of this activity, let's look forward to the many community events that will be coming up this year. If you've enjoyed Castle Hills Fiesta in spring, the Patriotic Pets and People Parade in July, the Trunk or Treat celebration in October, the Holiday Home Decorating Contest in December, and the many concerts and other events held at The Commons, I encourage you to start the new year off right by joining the Castle Hills Community Organization, whose volunteers plan and host all these activities. Membership is only \$25 per household per year, and you can sign up at www.castlehillscitycommunityorganization.com. Your support makes these events possible.

2022 promises to be a good year for Castle Hills. Yes, there will be challenges, yet time and time again we have demonstrated that, working together, we are a great community that is strong, resilient and caring.

I am deeply grateful for the opportunity to serve as your alderman and invite you to stay in touch with me. Please join me at www.facebook.com/izbrandplace1 for the latest news and discussion. Best wishes for the New Year!



FRANK PAUL

PLACE 2

THE TALE OF TWO PROJECTS...

First, I want to say that our city, like all others, has a responsibility to look at / review all matters that are brought before council. We do not go out looking for projects just to be looking.

Next, when a project is brought before us, we also have the responsibility to do all the due diligence necessary to determine if the project would be a good fit for the city.

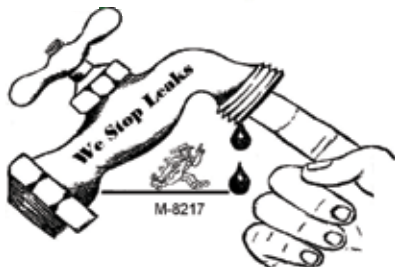
The current project in question is an apartment building in the 2100 block of N.W. Military.

Let's assume that a developer comes to us and wants to build an apartment at the location in question. The property is zoned such that they would have the right to build IF they complied with all the necessary ordinances. The project is estimated to be a \$60 million project. It is to be built without any tax abatements that could be obtained through the PFC (Public Facility Corporation). It has been estimated that Castle Hills yearly taxes would be approximately \$475,000 a year. Of course, that is much more than the approximately \$7,000 a year the city now receives on the vacant property.

So, the developer builds it, we get the city taxes from now on based on the assessed value of the property. Again, that would be about \$475,000 thousand a year based on a valuation of \$60,000,000.

Now let's talk about another developer that wants to build the same project but wants to do it through a PFC created by the city. He builds the same \$60 million dollar project. This time, the developer gets a tax exemption on ALL the taxes, not just Castle Hills taxes. That has been estimated to be a total savings to the developer of approx. \$2 million per year. So, under such an agreement now being discussed, the city would get either 25% of the tax savings, approximately \$500,000 per year or 25% of another number based on rental income, whichever is higher. This amount would accrue on an annual basis until the project sells. It would then be paid to the

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city. In the meantime, the city would also be paid an annual fee, yet to be determined.

One additional kicker for the city is that when the project is sold (now projected to be 5-7 years), the city would get 25% of the profit from the sale. Of course, as has been pointed out, profit can be determined different ways. The lease the developer would have with the PFC would outline the parameters that the process for the profit determination. The developer estimates this to be approximately \$5,000,000.

If the property is sold, then the new buyer will have to follow the same lease as the original developer. The reason the agreement is to be 75 years is because lenders on these projects want longevity. Then if the next buyer sells the property, the PFC would be getting the same share of any profit in each sale of the property.

Both projects described above would have to go through zoning, architecture review, traffic study and all permitting.

So council is doing / should do all the due diligence and will do what we believe is best for the city. We have engaged attorneys who have done 20 PFC's around the state. The developer is paying their fee even though they work for the city.

The advantage of this PFC is that the city council would appoint the members of the Board of Directors of the PFC and that Board would oversee the entity that owns the project. The city would not have ownership, just control (through City Council appointment of the Board of Directors of the PFC) to be sure that any future improvements continue to be a Class A project based on current standards.

To be clear, the latter project is the only one that has come to council for consideration.

By the time this article comes out, there may be other news or updates. Just watch for updates on the city website. I am writing this Dec. 17th.

Thank you.



KURT MAY
PLACE 3

WE LABOR TOGETHER

Throughout the last two years Castle Hills residents, elected officials, and City workers have labored together successfully to mitigate the threats of Covid, the February Freeze, and economic challenges for our local businesses. Our city's citizens banded together to bring relief for those suffering loss of heat and water last February. Our citizens purposefully helped each other in this crisis, supported our local businesses to maintain sales revenue, saved businesses from failure, and preserved jobs for our labor force.

It is that labor force that I wish to focus renewed attention. We learned during the pandemic that many local businesses had difficulty maintaining staff due to lockdowns, lack of transportation, and fewer hours of service. We learned that the City experienced difficulty in maintaining a labor force of Public Works employees due to the heavy workload combined with hourly wage levels. The Council addressed these concerns by passing a modest wage increase, (the first in two years), while maintaining a balanced budget, and continuing infrastructure projects. For that, our city should be proud. However, we can do more.

(Continued on page 8)

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(Continued from page 7)

What remains to be addressed are long-standing obstacles to providing housing options for a broader base of our city's labor force – our Public Works employees, our police officers and our fire fighters. To that list, I would add teachers in our two public schools, and three private schools within our city's borders. Our city has unique opportunities to consider in the New Year that may provide substantial new housing options for those who labor so diligently to provide security for our citizen, education for our children, and public services that make Castle Hills a sought-after community.

Simply put, Castle Hills does not currently have adequate housing options to provide a diverse labor force a place and a home in our community. Providing that place and home is the key to building the long-term interests of our city, contributing to the retention of the very workers who provide so much of their labor to serve our city and its citizens. To that end, the Zoning Commission and the City Council are being asked to consider a proposal to build our city's housing infrastructure in 2022.

This infrastructure proposal is a public/private plan, funded by private capital, that would result in the creation of an upscale, multi-option, apartment complex with the working title of The Lofts of Castle Hills. As it is conceived at this stage, it will offer housing options ranging from multiple room residences for families, to single units with varying space options including studios. All units would have built-in, off-street parking.

The City Council passed the Rural Residential District ordinance this year to preserve a section of our city that is known for its large lots, park-like settings, established homes and history. We have more

work to do if we are going to provide for the city's future. Working with private sector investment, we can ensure that there are homes for all of those who labor within our city.

The proposed area for The Lofts of Castle Hills would be in a location that currently consists of primarily commercial properties, on our city's edge. These additional residences would not negatively impact our city's existing single-family residentially zoned segments. To the contrary, this upscale loft complex will extend our residential sector to an undeveloped area that is now almost exclusively commercial. The added benefit for new residents would be proximity to service businesses and restaurants in easy walking distance, and employment within our City's public and service sectors. (Think the Pearl District, but smaller dimensions). This would provide an additional economic boost to local businesses, while also providing affordable, and available options for those who wish to call Castle Hills home.

Of course, this public/private development plan will be reviewed by the Zoning Commission, with traffic studies, environmental impact studies and citizen input before it comes before the City Council. This proposal may go through several revisions and negotiated changes and there is no development commitment or agreement at this time.

What I am asking citizens to do is review the plans, with a mind toward the diversity of workers and residents that make Castle Hills the community of a common future. It is all too often that urban planning does not account for a desired built-in labor force that is invested in the community. Let's build that community together.

Councilman Kurt May Place 3
210-273-8134



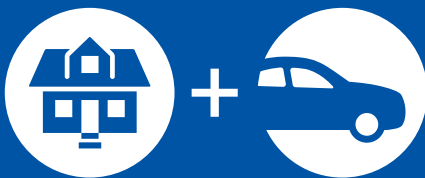
JACK JOYCE
PLACE 4

Friends and Neighbors,

Our Comprehensive Plan Advisory Committee is pleased to report that the planning ideas for the future of Castle Hills were presented to the community and to Council and were well received. The next steps are for our consultants, LPA Architects, to update their exhibits for placement in a draft of the Comprehensive Plan document. The goal is to present this draft to the community in the February-March time frame. Please be on the lookout for announcements as to the time and place of this presentation. In the meantime, please feel free to review LPA's presentation on the City's website under Comprehensive Plan. Our heartfelt thanks go out to the hundreds of citizens who participated in the various stages of the process, from surveys to speaker's forum to the workshops. This will truly be a citizen-driven Plan.

Our City has recently been presented with a unique opportunity which we must evaluate very carefully. Vaquero, a Texas-based multi-family developer, has proposed a 300-unit apartment complex be constructed on the land at the southeast corner of NW Military Highway and North Winston Lane. What is unique about this proposal is that half of the project will be structured to provide housing for those whose household income is less than 80% of the area median income (or about \$59,000), with the other half having no income maximum. This allows the developer to qualify for full property tax abatement under Chapter 303 of the local government

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code. An entity known as a public facility corporation (PFC), which is controlled by the City, would own the land for a 75-year period, with ownership of the entire project reverting back to the PFC at that time. There will be various town hall meetings including representatives of the developer to explain the project to citizens and to receive comments in January and February of 2022. The City will have until approximately June/July of 2022 to make a final go/no go decision on the project.

A few thoughts on the proposed site planning and architecture of the project are as follows: This is a large project, with the 4-story apartment building at approximately 240,000 rentable square feet and a 5-level parking garage for 450 cars. It will fill up much of the 4.7-acre site, visually transforming that corner of Castle Hills. Since most of the surrounding Castle Hills properties are commercial, it would seem a good location for a project of this nature and size.

Access to the project is proposed to be entirely onto Winston since access to the other neighboring streets is not permitted by TxDOT or the City of San Antonio which control those streets. Thus, a traffic study will be crucial in determining how all this traffic will feed onto Lockhill-Selma and onto NW Military, and how the additional load on those roads will be mitigated. In addition, we will need assurances that traffic will not have reason to flow into the neighborhood to the west. Drainage is another critical factor, since there will be a tremendous difference in storm water runoff caused by the new project. Like the traffic study, this is expected to be presented to the City in the January/February time frame.

The rendering provided by the developer suggests a handsome, contemporary building with shadows created by recessed balconies, lots of glass, and splashes of color on the exterior walls. Streetlights would be provided at regular intervals, providing much-needed light to the area. Trees and shrubs would soften the outside of the building, with sidewalks all around. Given the information provided so far, this appears to be an attractive project. The developer plans a "Class A" project, meaning the building proper, interior finishes and equipment will all be high quality.

If the project moves forward, we will insist that the life span of building systems be appropriate to a long life. Most building systems will need to be replaced well before 75 years, so we must carefully watch the building foundation and superstructure specifications as well as rough in specifications (plumbing, electrical) to assure they will exceed 75 years.

Unique as this proposed project is, many questions will need to be answered over the coming months before we decide to move forward or not move forward with the project. At this point, I can only say that it appears worth taking a close look at. Please feel free to voice your opinion to the email or phone number below. Information, including the artist's rendering, on the project should be on the City's website prior to publication of this article.

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**DOUGLAS
GREGORY**

PLACE 5

In this new year of 2022, Castle Hills faces a critical choice concerning the direction of our City, i.e., whether or not to approve the construction of a four-story apartment building using a Public Facility Corporation (PFC) to create "workforce" housing in Castle Hills.

Only a few short years ago in order for developers to build public housing in San Antonio's East Side, the idea to create a "quasi-governmental corporation": i.e., (PFC) created by the City to finance, own and "operate public facilities", including multi-family housing, was created. This idea is now trying to be transplanted into Castle Hills. There are many facets to this proposal but some of the more noteworthy are:

1. 50% of the units will be reserved for individuals whose income is LESS than 80% of the area median income.
2. For 75 years, owners of the building will pay no property tax.
3. The developer plans to "flip" the building within 5 years and make a profit, some of which could be shared with the PFC and potentially transferred by the PFC to the City of Castle Hills.
4. Hopefully, there would a positive cash flow; if so, a percent of cash flow or tax savings as profits upon sale or refinancing after payment of debt and return of capital might replace an unknown percentage of abated property tax.

This land development has the possibility that large sums of cash could flow to the PFC (then Castle Hills). Even If everything works as anticipated, for 75 years, it could be "an extremely bad risk" with all sorts of problems accruing through various owners over 75 years of tax exemption. This is not a simple "no brainer" for either pro or con but I doubt that such a project would be embraced by many suburban cities.

Other potential risks are:

1. May not make projected profits but PFC would have to no liability or debt.
2. Should project enter into foreclosure, the PFC would lose control of project.
3. PFC would not be able to terminate the lease.
4. PFC may be sued.

Finally, even though the Board of Directors of the PFC would likely be composed of City Council Members, I am far from persuaded that the rewards overcome the risks of this land proposition. Some may feel we have no choice but to go forward with this development because Castle Hills has to prove to the business community, we are open for investment. This is desperate thinking. Castle Hills is open for business investment but only for the type of investment that is good for the long-term interests of our community.

"The statements and facts contained in newsletter articles from the Mayor and City Council Members are their own personal views and should not be considered official city sponsored statements or facts and should not be relied upon as such."



Body Cameras are Deployed



Over the past few years, the general public has demanded their law enforcement officers and agencies provide a higher level of transparency and accountability. Body cameras and the High-Definition video footage captured allows the police department to meet those expectations. In response to this, in October 2021, the police department purchase fifteen body cameras to compliment the Dash Camera system we already utilize in our patrol fleet. The purchase of the cameras was made possible by funding from the Crime Control Prevention District. Another benefit of the body cameras is the video footage, from the 1st person perspective, also has a high level of evidentiary value that is important in securing convictions through the criminal court system. This 1st person perspective is closer to what an officer is seeing as the incident is unfolding. We are excited to announce these cameras are now deployed and utilized by your police officers.

At the beginning of their shifts, officers install a body camera on the front of their uniform shirt or load bearing vest. The body camera in this picture is located under the officer's badge. When an officer signs into the dash camera in their patrol car, the dash camera and body camera communicate with one another. This technology allows for videos to be combined giving the viewer several different angles or perspectives of the incident. The officer wears the camera and insures it is activated during all public contacts. At the end of the shift, the footage is uploaded to the cloud for storage. While the majority of the public wants officers to have body cameras, some have expressed valid privacy concerns.

For example, if an officer has to come into your home for a call for service and has his/her body camera is activated, there may be images on the video footage the homeowner would no want released to the public resulting from an open records request. We would use redaction software to redact those images that the public does not have the right to see. The Castle Hills Police Department follows the redaction guidelines set forth by the Office of the Texas Attorney General.

If anyone has any questions regarding the body cameras or their use, please do not hesitate to contact the police department. The body cameras are an important tool for our agency on many levels as we strive to accomplish our mission statement *"to provide unparalleled policing services to an engaged and diverse community."* We would again like to recognized the efforts of the former and current members of the Crime Control Prevention District in agreeing to fund this valuable equipment.

pg.10





2022

Fiesta Castle Hills

Saturday, April 2, 2022

Parade – 10:00 a.m.

Fair – 10:00 a.m. to 5:00 p.m.

209 Lemonwood

Castle Hills Fire Department

By Chief Jim Ladewig

VISIBLE ADDRESSES

The importance of having an address number on your home can not be emphasized enough, so we are asking our residents to take a moment to look at your house number. Make sure your numbers are clearly visible from the street. It will help the fire department, as well as the police and EMS units, find you easier and faster in the event of an emergency. Businesses are required by the fire code to have visible address numbers on their building and we would like to see residents also have their address easily visible from the street during both the day and night. In an effort to serve you better, we are requesting that residents look at their address and see how visible their street numbers on their homes and/or mailboxes are. A street number should be placed at the end of the driveway should your home not be easily visible from the street. The following are some suggestions to assist in making your address more visible.

- The numbers on residences should be at least 3 inches high.
- Numbers should be a contrasting color to the background.
- Numbers should be placed on, above, or at the side of the main entrance, so that they can be easily detected from the street.
- Avoid placing numbers in unusual spots (e.g. decor on porch) and above your garage door.

- If the entrance is more than 50 feet from the street, or cannot be seen from the street, a second set of numbers should also be displayed on the mailbox or on a post at the street or end of the drive. Remember: your mail-carrier always comes the same way. Fire apparatus, ambulances and police cars may come from any direction, so be sure to mark **BOTH** sides of your mailbox or mark your house number in such a way that it may be easily seen, no matter which direction they are approaching.
- Reflective numbers are highly recommended.
- At the very least, any house number is better than none at all.
- If possible, place the numbers in a well lit area at night to make them more visible from the road.



You never know when you may be the next one to call 911 for an emergency. Be sure your house number is posted **AND VISIBLE FROM THE ROAD**, so you can be found as quickly as possible. In an emergency, every second counts, so let's try to make finding your residents as easy as possible.



LET'S RODEO SAN ANTONIO

INDEPENDENCE HILL OPEN HOUSE

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RSVP (210)209-8404 by February 1, 2022



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and your insurance company isn't treating you fairly?**

**Do you own a business and need
first-class representation?**

**Have you been injured as a result of the
wrongful act of another person or company?**

The Lawyers at the Law Vault are excited to have joined the Castle Hills community,
and we are ready to help you with your legal needs.

210-562-2878

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New Office Location!