

March 9, 2004

Dear Members of the Concerned Property Owners Group of Saddleridge:

An application for a proposed business park adjacent to our residential development (our SW corner, at the junction of RR12 & RR32) has been discussed with our Wimberley Planning & Zoning Commission for well over a year now. This has obviously been an issue of significant importance to our beautiful residential community and a large portion of you, our property owners, have been actively involved in this application process. In the last few months I have been leading a task group, appointed by our Homeowners Board to represent our Concerned Property Owners Group of Saddleridge. This task group has been comprised of Cecil Gibson, current President of our Board, Joe Williams, current Board Treasurer, Lynn Williams and Barbara Vansant, past Board member. We have met several times with Mr. Charles Patterson, a local Wimberley developer and the applicant for the aforementioned business park, in an effort to reach agreement with Mr. Patterson on the essential aspects of the application. I am pleased to report this has been accomplished! This "agreed upon" application has been submitted to the Village of Wimberley and is scheduled for a public hearing before the P&Z Commission on Monday, March 22nd at 6:30PM at City Hall. Depending on whether the P&Z recommends to proceed, the application could then be before our City Council at their April 1 meeting for another public hearing and subsequent vote for approval.

As you all recall, we have had three key areas of concern regarding prior versions of the application. First, the application has proposed high intensity commercial uses be allowed in the front portion of the business park, including fast food restaurants with drive-through and food and beverage retail sales. Second, previous versions have not included an adequate buffering plan for effectively mitigating and screening adverse noise and sight impacts on our subdivision (much of the buffer plan was simply 50' of open space). Finally, there was not enough detail in prior versions of the application to assure unified development of the business park. That is, where were the details that ensure the development will look like a unified and attractive business park once all phases are completed? Working with Mr. Patterson through several meetings and exchange of drafts via e-mail, our task force and Mr. Patterson have jointly produced a significantly revised application which we believe satisfactorily addresses our three main areas of concern. There are now no fast food restaurants with drive through, "big box" grocery stores, convenience food and beverage stores or "big box" motel/hotels proposed in the application. Furthermore, the proposed buffer zone plan now includes a 50' zone with extensive landscaping (trees and shrubs) to provide effective visual and noise isolation between the business park and our development. Finally, there have been provisions added to the application establishing a Property Owners Association for the business park, with duties outlined to ensue unified development and maintenance.

A copy of this revised and "as submitted" application is now available on our Saddleridge website (saddleridge.com) for your review. We have also scheduled and

invite your attendance at an information meeting regarding the application on Sunday afternoon, March 21st at 4:00PM at our clubhouse. A question and answer session will be part of the agenda.

Although, we have achieved consensus with the applicant/developer regarding the essential aspects of the business park application, the process is not yet completed. The application still must be reviewed and approved by our P&Z Commission and the City Council. It still behooves us as property owners to attend the upcoming scheduled meetings to represent and protect our interests.

I certainly wish to thank Mr. Patterson for his cooperation in reaching consensus on the application. Mr. Steve Harrison, Village of Wimberley City Administrator, has also been very helpful during the process. My thanks to Cecil, Joe, Lynn and Barbara for all their good work. And most of all, I wish to extend my appreciation to you, all of the Saddleridge property owners that have been involved throughout this process. Your presence and comments at the many meetings we have been involved in have had a significant impact! "Fannies in the seats" get noticed! May we keep working together in the future to help ensure Saddleridge and our Village remain the unique and wonderful places to live in they now are!

Jim Beall