

Saddlebrook Farms

March 2004

Northwest Community Plan: A Land Use Plan Update

Saturday, 27 March 2004

9:30 AM - 1:30 PM

Stevenson Middle School

8403 Tezel RD

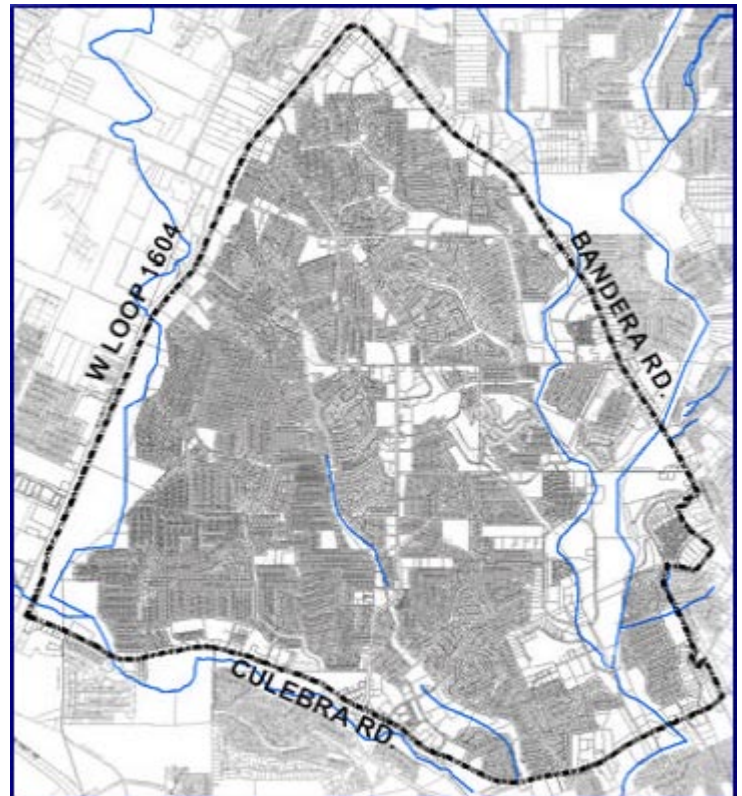
Why Update Plans?

The City of San Antonio revisits the Future Land Use Plan component of Neighborhood and Community Plans every 5 years to ensure conformance with City policies, and adapt to new community needs and growth patterns.

The update of the Northwest Community Plan was based on research by City staff coupled with input from Planning Team members: residents, developers, neighborhood leaders, and school district representatives. The updated plan will serve as a guide in making decisions related to development and zoning issues.

Please stop by and review the displays outlining the changes and additions to the original plan. Comment cards will also be available for any comments or questions you may have regarding the update.

Questions? Please call Greg Baker at the City of San Antonio Planning Department, 207.7919.



NORTHWEST COMMUNITY PLANNING AREA

Key Land Use Updates:

- Increased Parks
- Additional Open Space
- Newer Commercial Development Options
- Preservation of Existing Neighborhoods
- Well-Defined Land Use Categories

Planning Area Boundaries:

- Grissom and Culebra to the south
- Bandera to the north and east
- Loop 1604 to the west

Petition to Oppose Land Use Change

Thank you to everyone who signed the petition against the rezoning of 9760 Braun RD, the property located behind the Shell station and the acre of land to the left as you enter Saddlebrook. The Northwest Community Plan intends to suggest rezoning this property from commercial to multi-family, which would allow an apartment complex to be built.

We will be presenting this petition against rezoning to the Northwest Community planning committee and the City of San Antonio at the public review of the plan changes on March 27th. If you were not able to sign the petition, please view the plan and submit any comments to the committee that you may have about land use in our community.

Your Door and Back Again in 1.5 Miles

Cruise around the neighborhood a pided and you'll rack up 1.5 miles. For those of you still working towards your new year's fitness resolutions, or maybe those of you who want to get in more exercise, you can do the walk at a brisk pace in about 30 minutes, the amount of daily exercise recommended by the American Heart Association.

If you'd like to join a community walking program, consider Walk San Antonio, www.walksanantonio.com. It's FREE to register and be a member. Each month, you weigh in and get a BMI index reading to view your progress. The closest site to Saddlebrook is the Gold's Gym on Bandera RD and the weigh-in day is the third Tuesday of each month from 3 PM - 7 PM. To track your daily activity, you're given a pocket-size card to keep track of your minutes of exercise for one month; if you reach the walking goal of 30 minutes at least three times a week, you're eligible for the monthly giveaway such as a Walk San Antonio t-shirt.



Holiday Decorations Resolution

All holiday decorations (i.e. Easter, Halloween, etc.) must be removed on or before 15 days following the date of the official holiday.

Winter holiday decorations (i.e. Christmas, Hanukkah, etc.) can be displayed the day following Thanksgiving, and must be removed on or before January 15th.

Any owner failing to comply with these regulations will be pursued in the same manner of enforcement for any deed violation infraction.

We thank you in advance for following these standards to maintain the visual quality of our community .

Keep Saddlebrook SAFE

If you see something amiss in the community, such as the recent tagging of drainage ditches, know that you can call our community SAFE officer with the San Antonio Police Department to report problems.

207.7169



Part of Something Really Big!

When you look at all the houses around you, keep this fun fact in mind: the 2003 Bexar County Property Tax value for the entire Saddlebrook Community was \$14,132,080.00!

That means we as a community paid almost \$400,000.00 in property and school taxes to Bexar County and Northside ISD for the 2003 tax year!



Get Your Bermuda Grass Up and Growing

The warmer days are a sure sign that winter is quickly turning to spring. As you spend more time outdoors, your thoughts are probably turning to gardening and caring for your yard. According to SAWS, this is the time to start helping your lawn with the process of waking up from its winter nap by using an aerator and applying topdressing. You may think now is the best time to feed your lawn a fertilizer, but here in San Antonio, Bermuda grass roots are only fully operational (able to get any nutrients from the soil and fertilizer) around May.

Soils with high amounts of clay content, like those in this area, are prone to becoming compacted. When this happens, the roots in the soil have a hard time accessing the water and air they need to grow. The way to correct this compaction is to use an aerator to pierce the soil, giving the roots the air and water they need to grow strong and green.

The best aerator to use is one that removes small plugs from the turf using small tubes usually attached to a large barrel-shaped tool that is pushed around the lawn. A second option is to use a spiked device that punches holes into the ground without removing any turf. This option is less effective than the plug method because the soil around the hole is tightly pressed. Keep in mind to mark any outdoor lighting cables, sprinkler heads, etc. *before* aerating.



Putting topdressing on your lawn after aerating will also help in having a healthy lawn this year. Topdressing is compost spread thinly over the aerated lawn. The material, applied at least 1/2 inch deep, fills the holes of a newly-aerated lawn to help hold moisture and nutrients.

A cubic yard of compost, available from stores like Fertile Garden, will cover about 640 sq. ft. of lawn (approximate your lawn square footage by multiplying lawn length by lawn width in feet).

Portions of this article were taken from "Time to Aerate the Lawn" by Calvin Finch, PhD, SAWS Conservation Director, and Horticulturist, February 16, 2004.

Community Clean-Up Scheduled for Saturday, April 3rd – 9 AM

Join your fellow neighbors in a community trash clean-up in collaboration with the annual Don't mess with Texas Trash-Off on Saturday, April 3rd. Please plan to meet at 9 AM.

We will be meeting at the end of Preakness Pass, near the drainage ditch, as this is the primary area needing trash pickup. Depending upon the number of volunteers, we can possibly clean-up all the drainage ditches surrounding Saddlebrook Farms. If there is a large enough showing, we may also branch out to Braun RD.

If you have questions or would like to confirm that you will participate, please contact Rachele Forsythe at 213.2795 or rachele@livemetal.com.



The Don't Mess with Texas Trash-Off is part of the partnership between Keep Texas Beautiful and the Texas Department of Transportation. It is the single largest one day cleanup event in the state where nearly 200,000 volunteers offer their time to keep our state beautiful. For more information, please visit the Keep Texas Beautiful Web site: www.ktb.org.

Newsletter Submissions

If you would like to submit or recommend an article for the newsletter, please contact Rachele Forsythe at 213.2795 or sbfhoa@livemetal.com. The contribution deadline for the next edition will be May 30, 2004.

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You can also contact the board at:

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<http://www.sbfhoa.com/>

*Next Meeting:
29 March 2004*

