



City of San Antonio, Texas
Planning and Development Services Department

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LAND DEVELOPMENT
SERVICES DIVISION

November 18, 2008

Southern Union Realty Company
11551 Forest Central Dr. Suite 101
Dallas, TX 75243

RE: Summerhill #15

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Summerhill #15, has failed to comply with **Sec. 35-2110. Time limit UDC:**

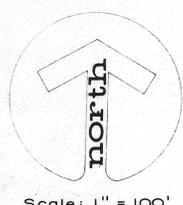
An approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is warranted. Failure to initiate development within the approved time period shall void the PUD plan and no building permits or utility connections shall be issued until a new or revised plan has been resubmitted and approved by the commission.

This PUD has been deemed invalid. The PUD will be scanned and archived with the Department's permanent files. If you feel this is in error, an appeal in writing may be filed within thirty days of receipt of this notice.

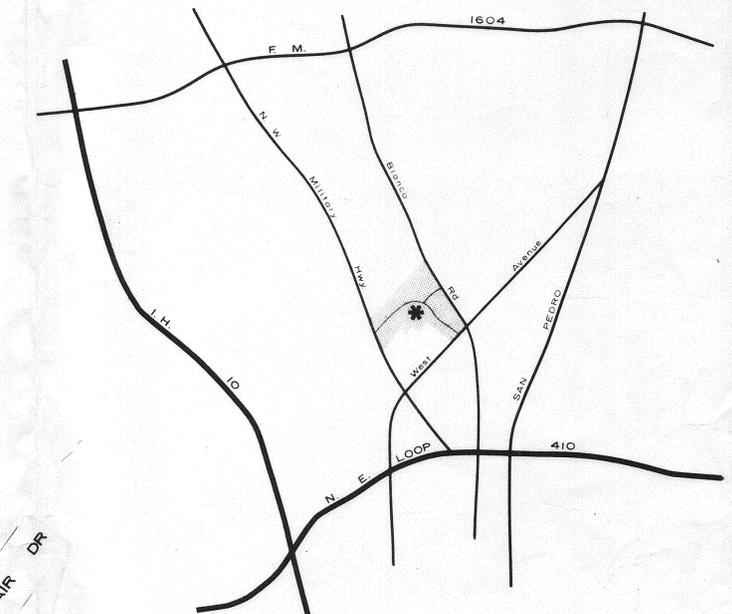
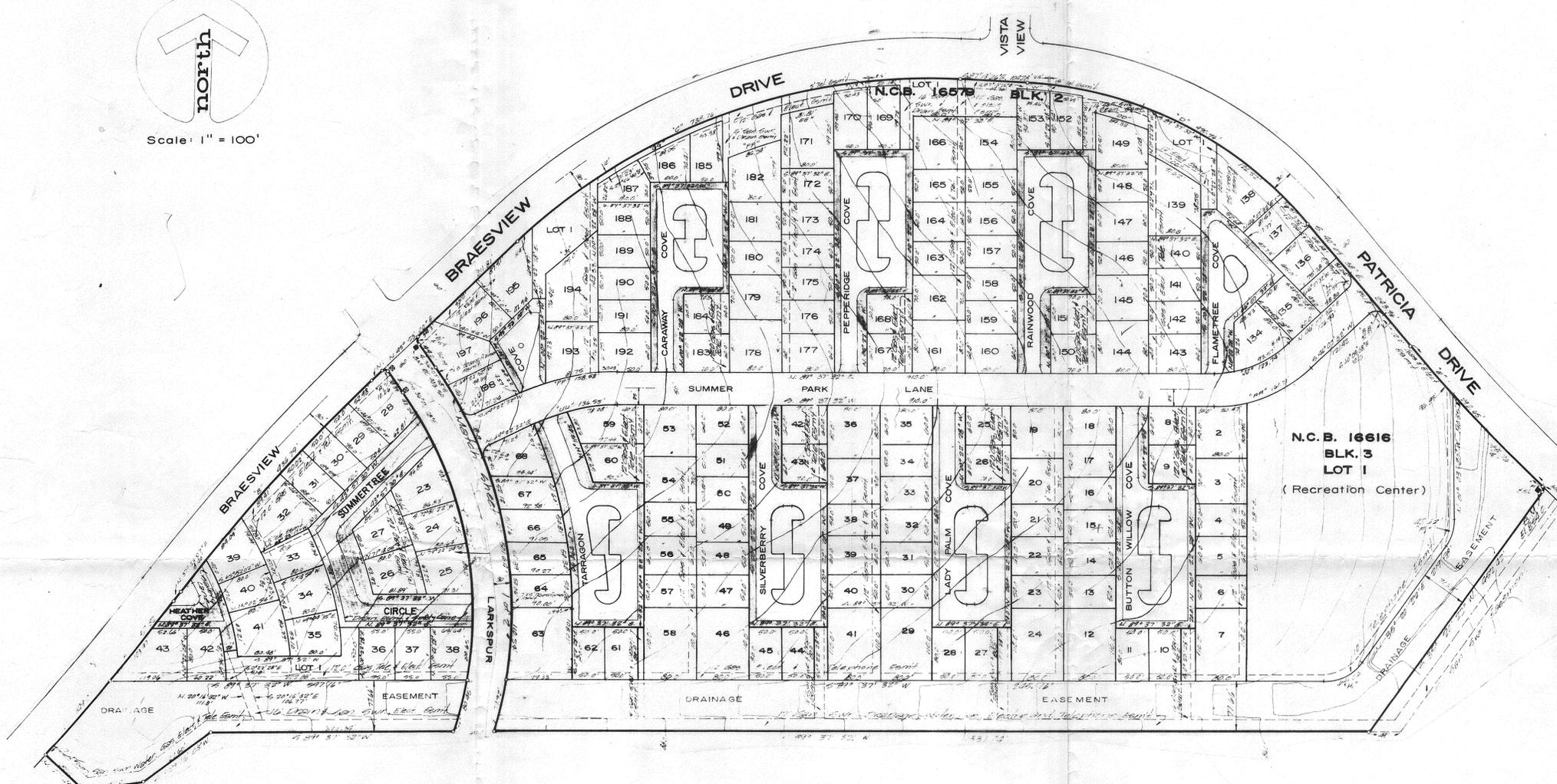
If you have any questions regarding this matter, contact Melissa Ramirez at (210) 207-7038.

Sincerely,

Fernando J. Deleón, P.E.
Assistant Director,
Planning and Development Services Department
Land Development Division



Scale: 1" = 100'



Location Map

General Notes

NOTES
 Summerhill Section One: 37.54 Acre PUD-1 (R-3)
 Vision clearance as required by City Ordinance at all intersections.
 All adjacent areas zoned R-3.

UNIT SIZE
 Average Size 1900 S.F.
 Enclosed 2 car garages.
 Average lot size 4690 S.F.
 2, 3, 4 Brs., 2-3 Baths

AREA BREAKDOWN

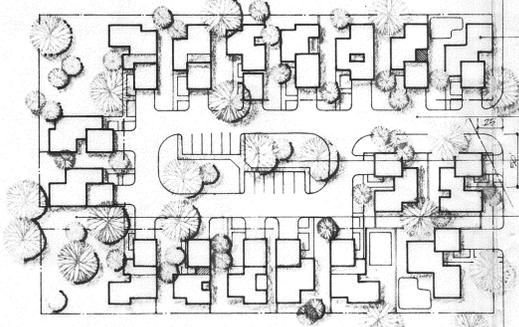
Lot Area	17.69 Ac.
Lots	153
Dedicated Street R.O.W.	4.18 Ac.
Private Street R.O.W.	6.50 Ac.
Common Area (1)	4.55 Ac.
Drainage Easement	4.62 Ac.

LAND USE INTENSITY

Dwelling Units	153
Gross Density	4.1 DU/AC
Max. Allowable Density	33.0 DU/AC
Floor Area	293,700 S.F.
Floor Area Ratio	.19
Max. Allowable FAR	.65
Open Space (2)	28.77 Ac.
Open Space Ratio	4.3
Min. Allowable OSR	1.1
Livability Space	18.07 Ac.
Livability Space Ratio	2.7
Min. Allowable LSR	.61

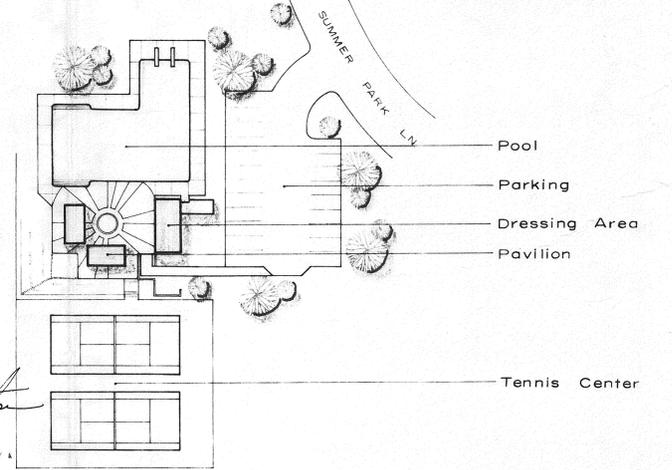
(1) Not Including Common Area in Safety Lanes.
 (2) Not Including 1/2 Braesview + Patricia

Typical Cluster



- Dwelling Unit
- Private Street
- Parking Island w/Amenity Feature
- Drainage
- Street R.O.W.

Recreation Center



APPROVED
PLANNED UNIT DEVELOPMENT
 Planning & Zoning Commission
 City of San Antonio
 Date: 7-7-76, Chairman: *[Signature]*
 DATE: 1-15-76, SECRETARY: *[Signature]*

SUMMERHILL
 a joint venture of sierra properties
 -southern union realty

FINAL
P.U.D. DEVELOPMENT PLAN
SECTION ONE Revised _____, 76

HARRY JEWETT ASSOCIATES
 ENGINEERS PLANNERS ARCHITECTS
 1800 Plaza West San Antonio 1800 N.E. Loop 410 Suite 7827
BAILEY & BELANGER - planning & architecture

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 #15