



City of San Antonio, Texas

Planning and Development Services Department

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LAND DEVELOPMENT
SERVICES DIVISION

November 18, 2008

Harry Jewett Associates
1800 N.E. Loop 410.
San Antonio, TX 78217

RE: Summerhill Sub. #36

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Summerhill Sub. #36, 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.

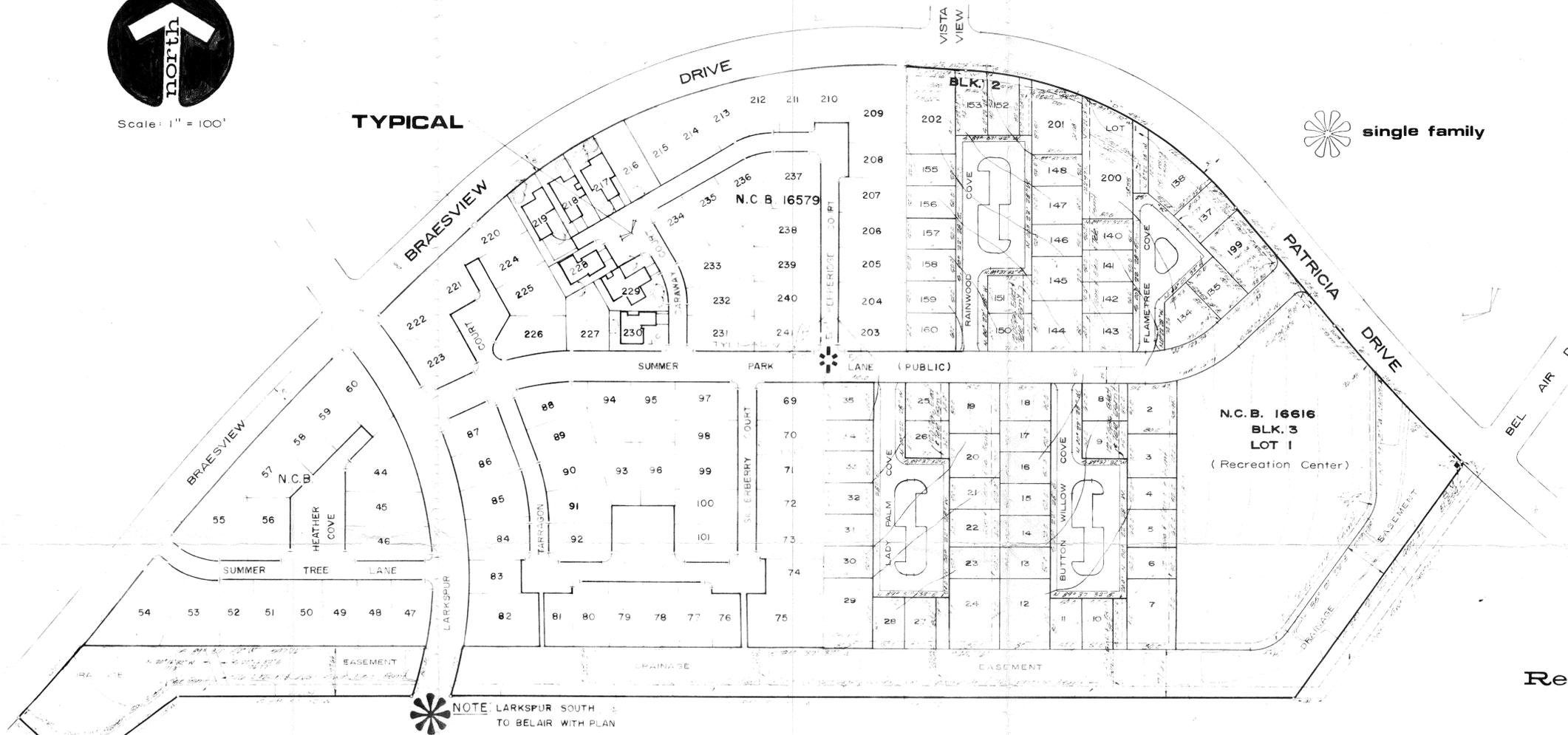
Sincerely,

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

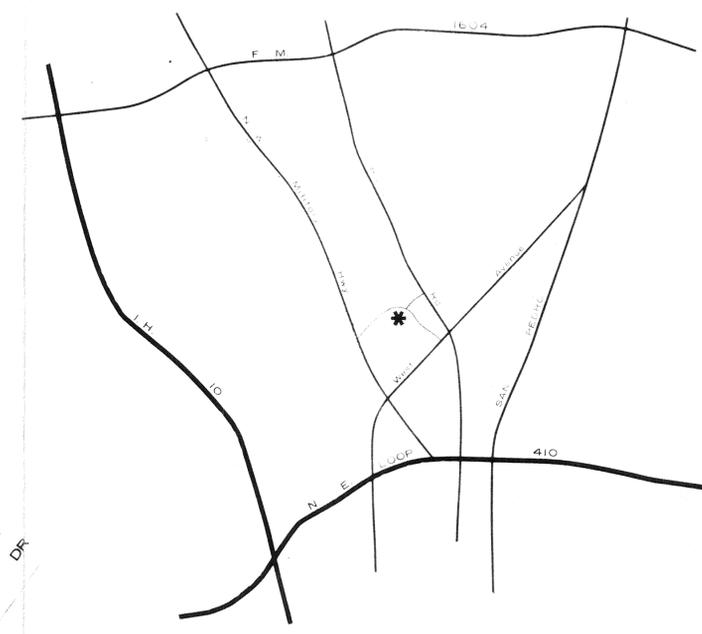


Scale: 1" = 100'

TYPICAL



single family



Location Map

NOTE: LARKSPUR SOUTH TO BELAIR WITH PLAN

General Notes

NOTES
 1. Supplement all sections on 17,541 Ac. PUD-1 (R-3).
 2. Apply to all lots on the plan.
 3. Vision clearances as required by City Ordinance at all intersections.
 4. All adjacent areas zoned R-3.

UNIT SIZE
 1. Average Size: 1,000 S.F.
 2. Enclosed 2-car garage.
 3. Average lot size: 50-1 S.F.
 4. 2, 1/2, 4 Bns., 2-1/2 Baths.

AREA BREAKDOWN

Lot Area	17.54 Ac.
Lots	150
Dedicated Street R.O.W.	4.18 Ac.
Private Street R.O.W.	5.11 Ac.
Common Area (1)	3.40 Ac.
Drainage Easement	4.82 Ac.

LAND USE INTENSITY

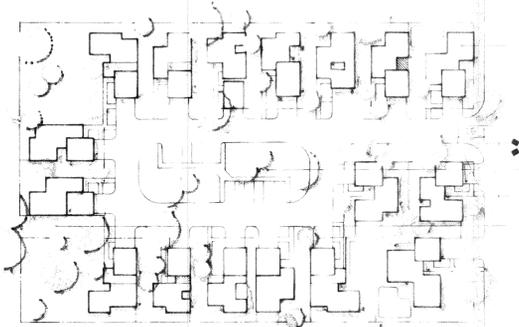
Dwelling Units	150
Gross Density	17.0 DU/AC
Max. Allowable Density	33.0 DU/AC

AMENITY

Floor Area	150,000 S.F.
Floor Area Ratio	1.1
Max. Allowable FAR	1.65
Open Space (2)	1.1 (1) (2)
Open Space Ratio	1.1
Min. Allowable OSR	1.1
Livability Space	1.1 (1) (2)
Livability Space Ratio	1.1
Min. Allowable LSP	1.1

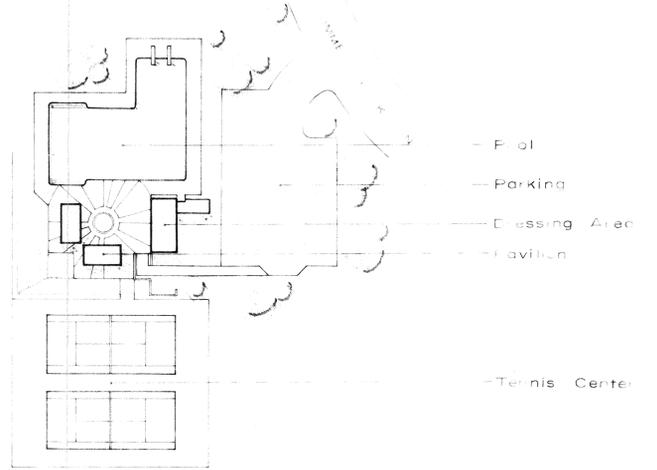
(1) Not including Common Area in Safety Lanes.
 (2) Not including 1/3 Braesview + Patricia

Typical Cluster



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

Recreation Center



SUMMERHILL
 a joint venture of sierra properties
 -southern union realty

P.U.D. DEVELOPMENT PLAN
 preliminary
SECTION ONE
 Revised _____, 1977

HARRY JEWETT ASSOCIATES
 HARRY JEWETT ASSOCIATES ARCHITECTS
 1000 ...
 BAILEY & BELANGER - planning
 & architecture

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