



City of San Antonio, Texas

Planning and Development Services Department

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LAND DEVELOPMENT
SERVICES DIVISION

November 18, 2008

Denton Development
8103 Broadway
San Antonio, TX 78209

RE: Garden Court #38

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Garden Court #38, has failed to comply with **Sec. 35-2110. Time limit UDC:**

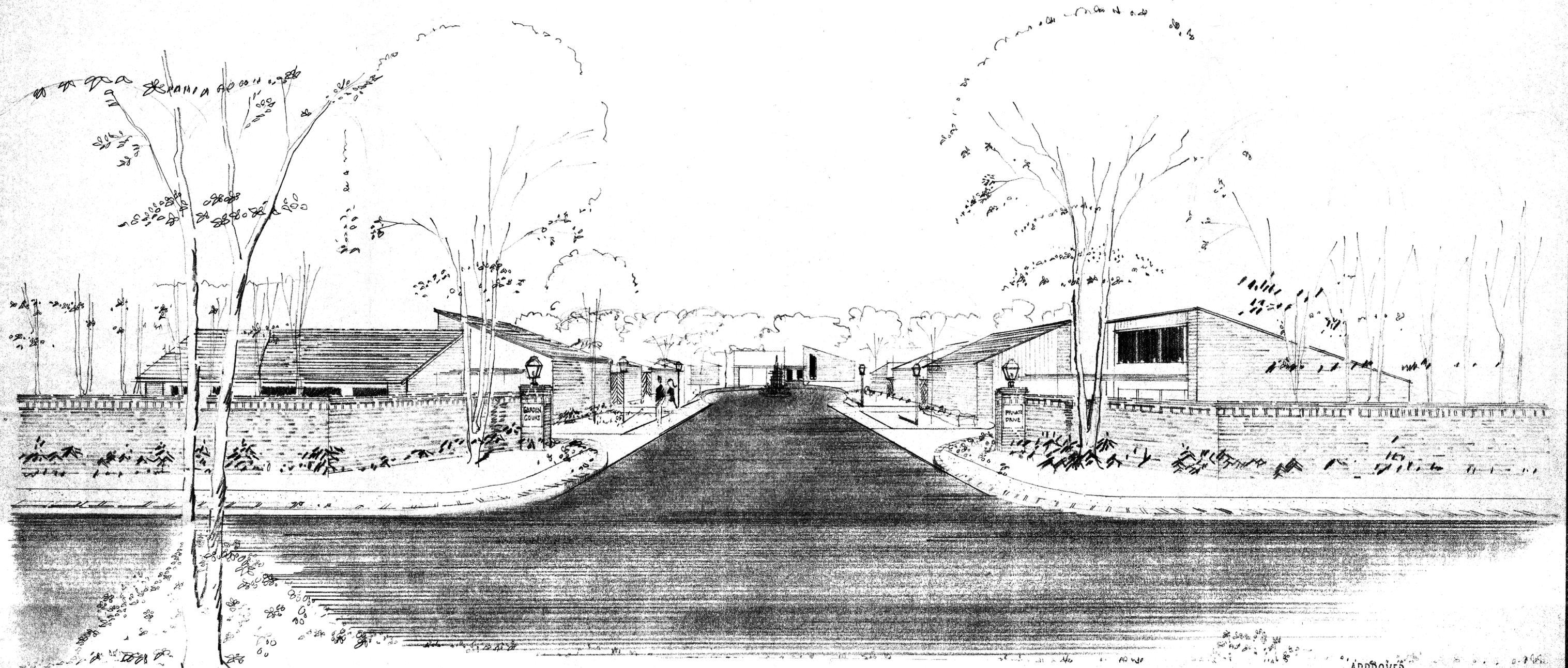
An approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is warranted. 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,

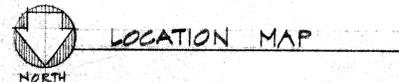
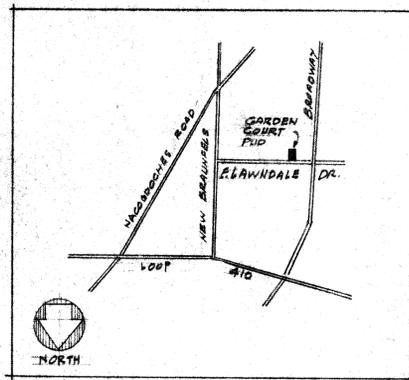
Fernando J. Deleón, P.E.
Assistant Director,
Planning and Development Services Department
Land Development Division



APPROVED
 PLANNED UNIT DEVELOPMENT
 Planning Commission
 City of San Antonio
 Date 27 April 78 Chairman *Margaret A. Lopez*
 DATE 27 April 78 SECRETARY *[Signature]*

REV. NOV. 77
 REV. OCT. 77
 REV. SEPT. 77

GARDEN COURT PUD PLANNED UNIT DEVELOPMENT FINAL	DATE AUG 77
DENTON BUILDING CORPORATION 3125 BROADWAY SAN ANTONIO, TEXAS	SHEET NO. 1 2



TOTAL AREA OF PROPOSED PROJECT P-1, R-1

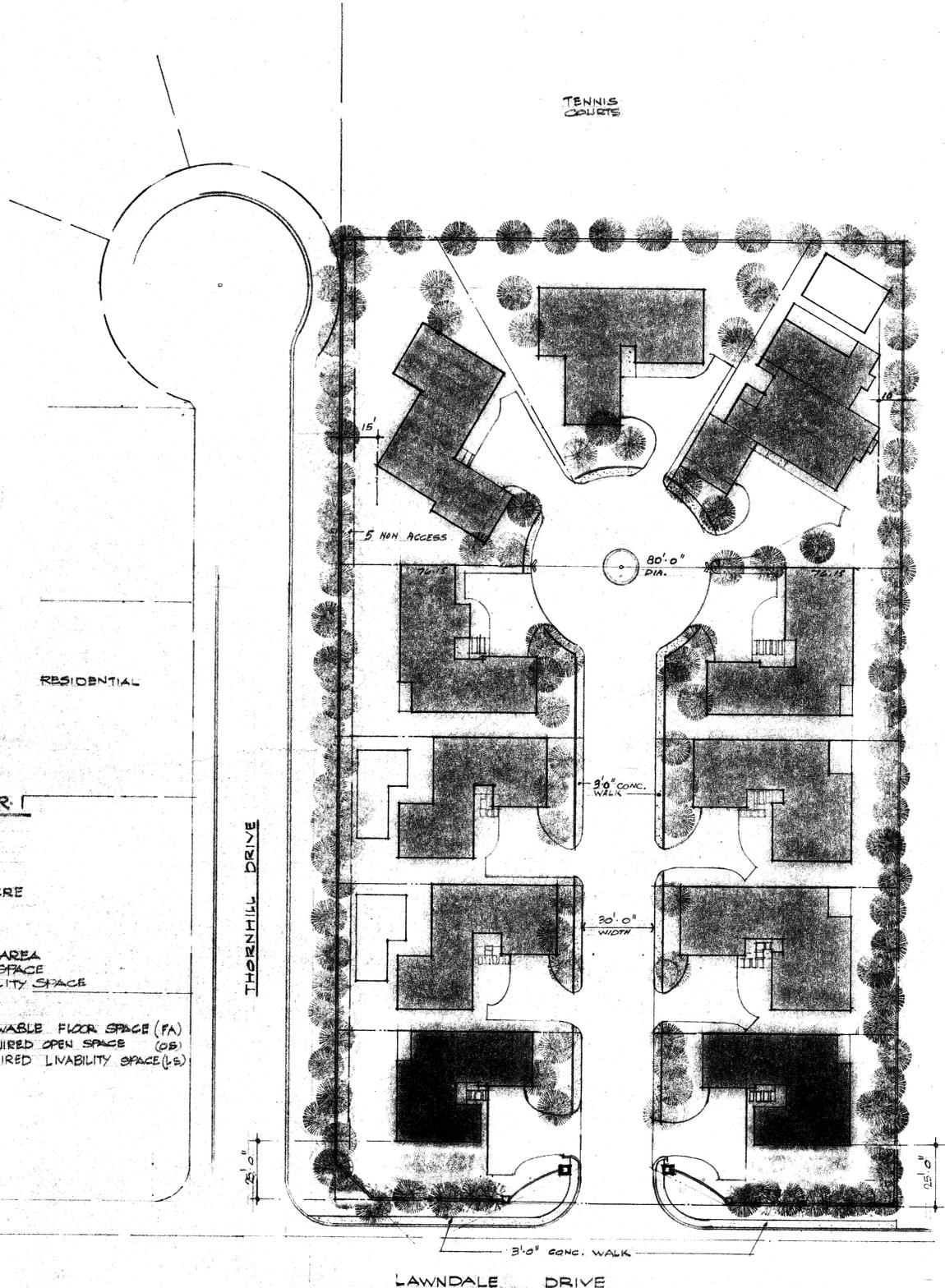
2.101 ACRES OR 91,526.2 S.F.
 PROPOSED 11 SINGLE FAMILY RESIDENCES
 APPROXIMATELY 2200 S.F. FLOOR SPACE EACH
 LOT SIZES VARY
 MINIMUM WIDTH 40.0' = 5.24 UNITS PER ACRE
 MINIMUM SIZE 6069.0 SQ. FT.

PROPOSED PROJECT

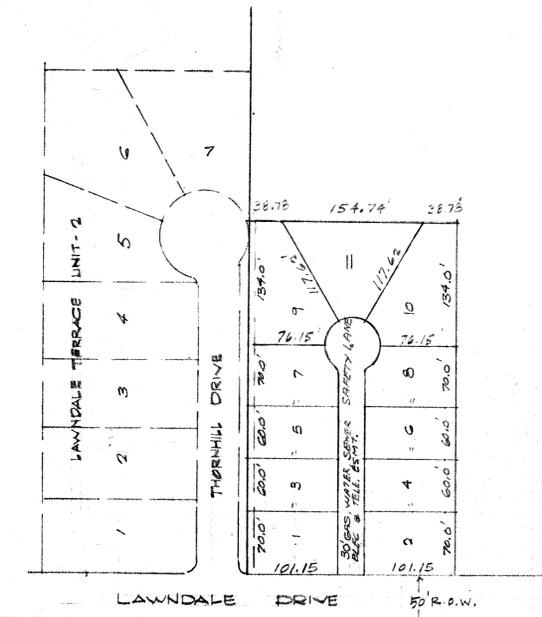
11 x 2200 = 24,200 S.F. PROPOSED FLOOR AREA
 = 67,326 S.F. PROPOSED OPEN SPACE
 = 55,885 S.F. PROPOSED LIVABILITY SPACE

PERMITTED BY PUD ORDINANCE

91,526.20 x 0.288 = 26,361.86 S.F. ALLOWABLE FLOOR SPACE (FA)
 24,200 x 2.6 = 62,920 S.F. REQUIRED OPEN SPACE (OS)
 24,200 x 1.7 = 41,140 S.F. REQUIRED LIVABILITY SPACE (LS)



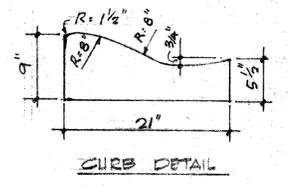
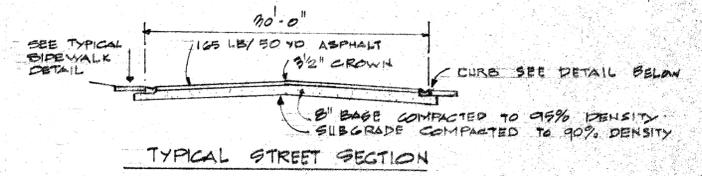
LAWDALE DRIVE



SCALE 1" = 100'0"

LOT SIZES

LOT NO.	AREA	SQ. FT.
SAFETY LANE	11,093	"
1	7,080	"
2	7,080	"
3	6,069	"
4	6,069	"
5	6,069	"
6	6,589	"
7	6,589	"
8	9,644	"
9	9,644	"
10	9,644	"
11	9,644	"



CURB DETAIL

REV. NOV. 1977
 REV. OCT. 1977
 REV. SEPT. 77
 AUG. 77

GARDEN COURT PUD
 PLANNED UNIT DEVELOPMENT

DENTON BUILDING CORPORATION
 8103 BROADWAY
 SAN ANTONIO, TEXAS

DATE
 JULY
 1977

SHEET #4
 2