



City of San Antonio, Texas

Planning and Development Services Department

RECEIVED

08 NOV 26 AM 8:46

LAND DEVELOPMENT
SERVICES DIVISION

November 21, 2008

Pape-Dawson Engineers
555 E. Ramsey
San Antonio, TX 78216

RE: Thousand Oaks Garden Homes #44

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Thousand Oaks Garden Homes #44, 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.

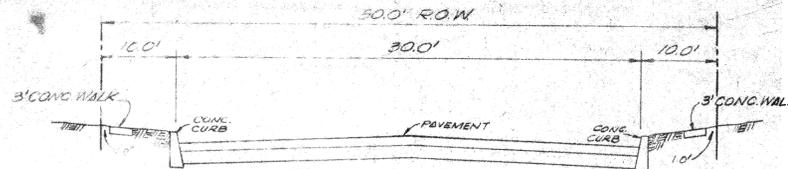
This PUD has been deemed invalid. The PUD will be scanned and archived with the Department's permanent files. If you feel this is in error, an appeal in writing may be filed within thirty days of receipt of this notice.

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

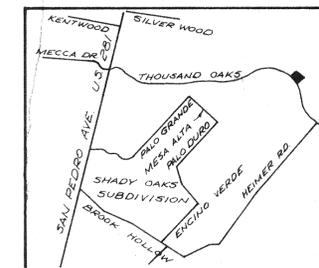
Sincerely,

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

THOUSAND OAKS ~ UNIT 4
 VOLUME 6900, PAGE 109-114
 (SINGLE FAMILY DEVELOPMENT)



TYPICAL STREET SECTION



LOCATION MAP

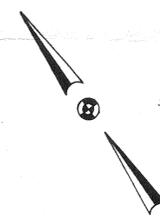


TERRA DEL SOL SUBDIVISION P.U.D.
 VOLUME 7500, PAGE 129
 (SINGLE FAMILY DEVELOPMENT)

RECREATIONAL SITE

NOTE: ALL LARGE OAK TREES OUTSIDE OF BUILDING LIMITS SHALL REMAIN IN PLACE.

20' AVERAGE BUILDING SETBACK, NO CLOSER THAN 10'



SCALE 1"=50'

ZONING: P-1 (R-2) (ERZD)
 SITE SIZE: 7.36 ACRES
 PROPOSED PROJECT:
 39 SINGLE FAMILY UNITS
 (GARDENHOMES)

DENSITY:

FLOOR AREA PERMITTED	30,730 SQUARE FEET
FLOOR AREA PROPOSED	73,780 SQUARE FEET
OPEN SPACE REQUIRED	197,028 SQUARE FEET
OPEN SPACE PROPOSED	291,051 SQUARE FEET
LIVABILITY SPACE REQUIRED	128,826 SQUARE FEET
LIVABILITY SPACE PROPOSED	172,131 SQUARE FEET

APPROVED
 PLANNED UNIT DEVELOPMENT
 Planning Commission
 City of San Antonio

Date: 11/22/77 Chairman: *Margaret A. Legman*
 DATE: 11/22/77 SECRETARY: *[Signature]*

THOUSAND OAKS GARDENHOMES
 FINAL ~ P-U-D DEVELOPMENT PLAN

DRAWN L.M.J.D.	CHECKED D.M.C.
REVISIONS	

DATE: MAY, 1977 JOB NO. C-1289 SHEET OF

Pape - Dawson
 CONSULTING ENGINEERS
 SAN ANTONIO, TEXAS



WPT