City of San Antonio, Texas

Planning and Development Services Department

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LAND DEVELOPMENT SERVICES DIVISION

November 21, 2008

Denton Development
8103 Broadway
San Antonio, TX 78209

RE: George Rd. #46

To Whom It May Concern:

The Planned Unit Development Plan (PUD), George Rd. #46, has failed to comply with **Sec. 35-2110. Time limit UDC**:

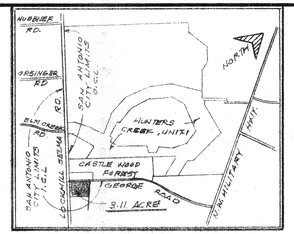
> *An approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is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

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

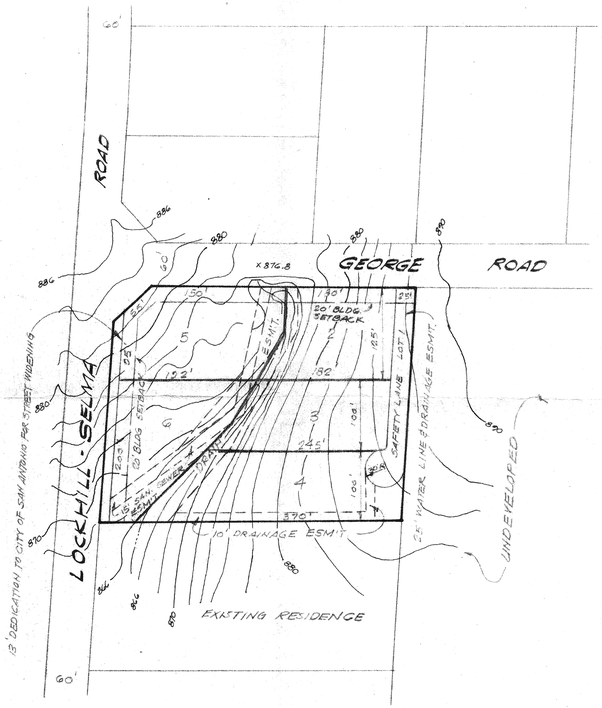
Sincerely,

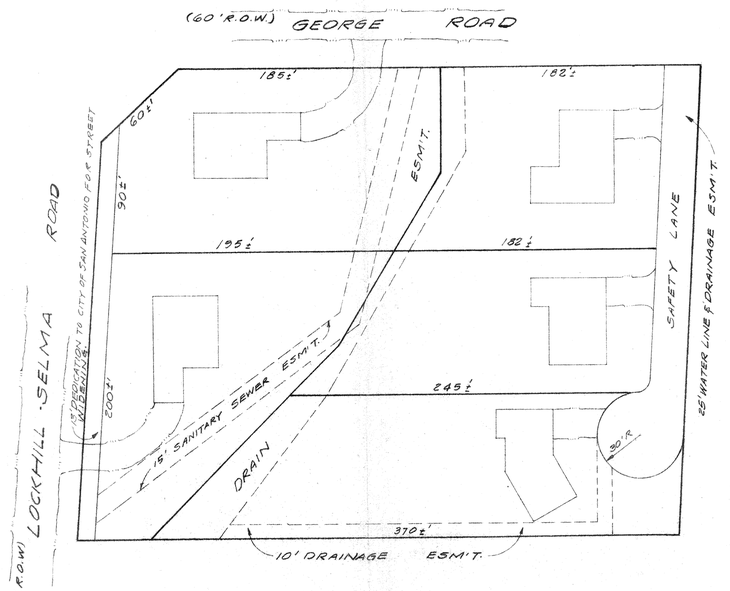
Fernando J. Deleón, P.E.
Assistant Director,
Planning and Development Services Department
Land Development Division



LOCATION MAP

SCALE : 1"=100'





SCALE 1"= 50'

LOT SIZES

LOT 1 = 8,650± SQ. FT.
LOT 2 = 20,650± SQ. FT.
LOT 3 = 21,500± SQ. FT.
LOT 4 = 20,480± SQ. FT.
LOT 5 = 20,120± SQ. FT.
LOT 6 = 24,480± SQ. FT.

TOTAL AREA OF PROPOSED PROJECT P-1, R-1
3.110 ACRES OR 135,465 S.F.

PROPOSED 5 SINGLE FAMILY RESIDENCES
APPROXIMATELY 2700 S.F. FLOOR SPACE EACH
LOT SIZES VARY
MINIMUM WIDTH = 100' : 0.62 UNITS PER ACRE

PROPOSED PROJECT

5 x 2200 = 11,000 S.F. PROPOSED FLOOR AREA
121,965 S.F. PROPOSED OPEN SPACE
123,222 S.F. PROPOSED LIVABILITY SPACE

PERMITTED BY PUD ORDINANCE

135,465 x 0.283 = 38,336 S.F. ALLOWABLE FLOOR SPACE (FA)
11,000 x 2.6 = 28,600 S.F. REQUIRED OPEN SPACE (OS)
11,000 x 1.7 = 18,700 S.F. REQUIRED LIVABILITY SPACE (LS)

DATE	NO.	REVISION DESCRIPTION	BY

GEORGE ROAD 3.11 ACRE
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAN

MACINA, BOSE, COPELAND & ASSOC., INC.
FORMERLY
R. MARVIN SHIPMAN & CO.
CONSULTING ENGINEERS
415 BREESPORT DR. SAN ANTONIO, TEXAS

DESIGN R.W.B.
DRAWN W.B.
CHECKED
DATE FEB. 11, 1977
JOB NO. C-3060
SHT. 1 OF

#46