



# City of San Antonio, Texas

Planning and Development Services Department

RECEIVED  
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LAND DEVELOPMENT  
SERVICES DIVISION

November 21, 2008

Harry Jewett Associates  
1800 N.E. Loop 410 #303  
San Antonio, TX 78217

RE: Yosemite Oaks #47

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Yosemite Oaks #47, has failed to comply with Sec. 35-2110. **Time limit UDC:**

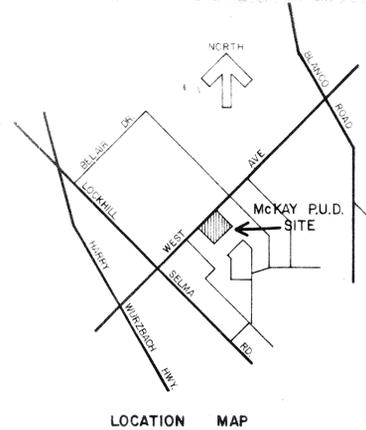
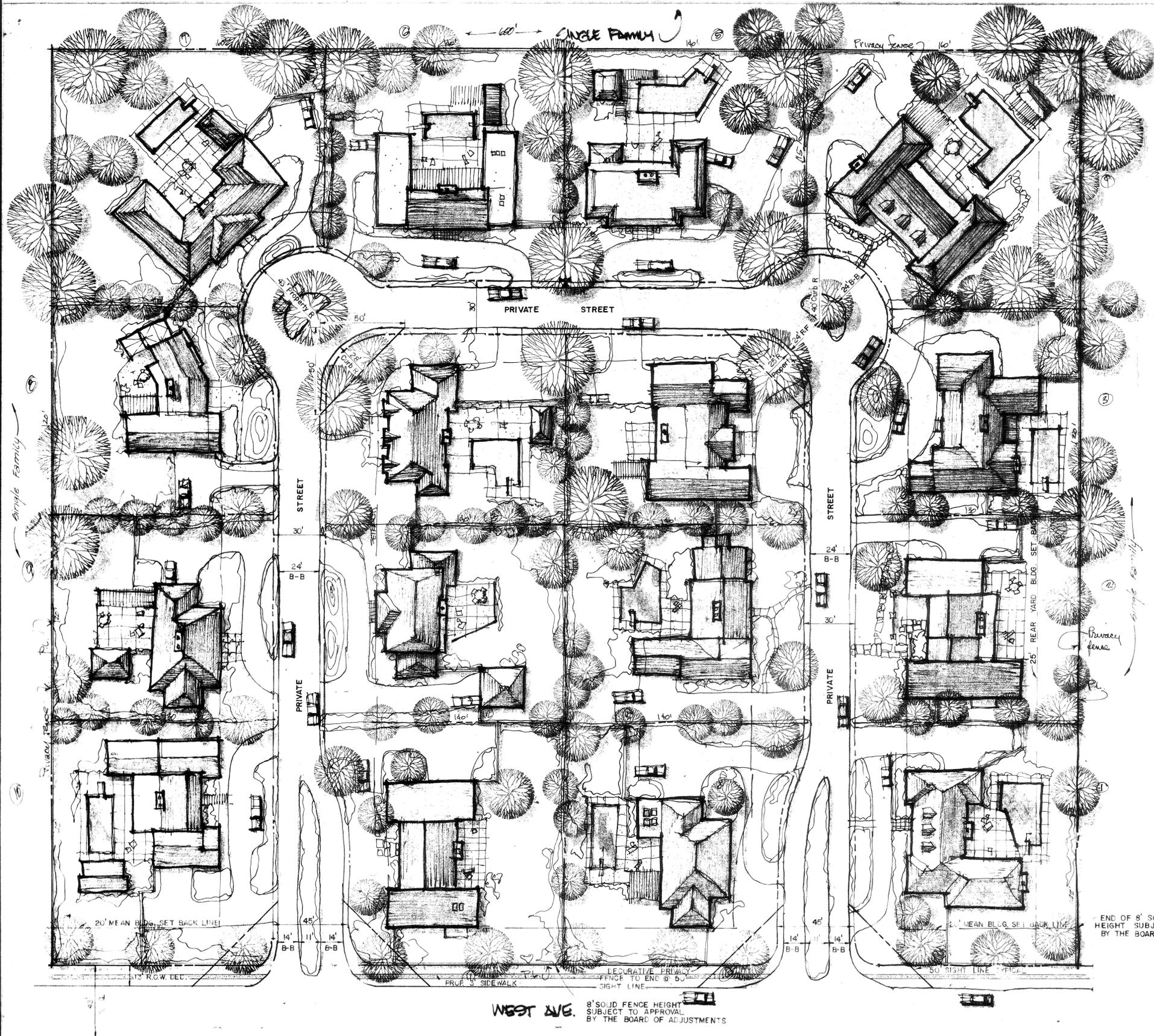
*An approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is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

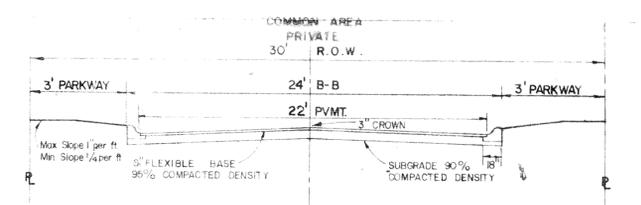
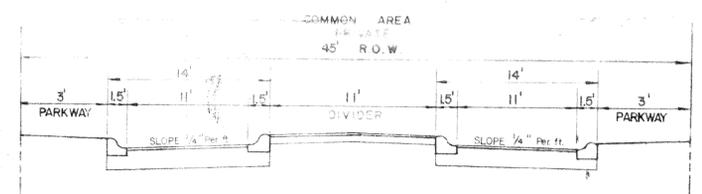
Fernando J. Deleón, P.E.  
Assistant Director,  
Planning and Development Services Department  
Land Development Division



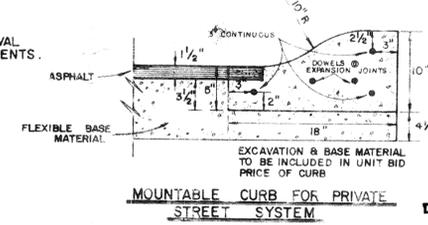
**GENERAL NOTES**

**NOTES**  
 Yosemite Oaks Planned Unit Development - 7.33 Acres  
 P-1 (R-1)  
 Vision "sight line" clearance as required by City Ordinance provided at all intersections  
 Existing Abutting Uses - Single Family Development  
**UNIT SIZE**  
 Average dwelling unit - 5,000 square feet  
 Enclosed 2-3 car garages - 1,000 square feet  
 3-5 bedrooms, 3-4 bath  
 Average lot size 0.400  
**AREA BREAKDOWN**  
 Total Area - 7.33 Acres  
 Total Lots - 16  
 Private Street P.O.W. 1172' Acres (COMMON AREA)  
 Area of Paved Drive - 0.911

**LAND - USE INTENSITY**  
 Dwelling Units - 16  
 Gross Density - 2.18 D. U./Ac.  
 Maximum Allowable Density - 8.0 D. U./Ac.  
 Floor Area - 64,000 square feet  
 Floor Area Ratio - 0.200  
 Maximum allowable F. A. R. - 0.283 (89,990 S.F.)  
 \*Open Space - 5.126 Acres  
 Open Space Ratio - 3.489  
 Minimum Allowable O. S. R. - 2.6 (3,820 Acres)  
 Livability Space - 3.156 Acres  
 Livability Space Ratio - 2.148  
 Minimum Allowable L. S. F. - 1.7 (2,498 Acres)  
 \*Does not include one-half of West Avenue.  
 NO PARKING ALLOWED ON PRIVATE STREETS.



**PRIVATE STREET SECTION**



END OF 8' SOLID FENCE HEIGHT SUBJECT TO APPROVAL BY THE BOARD OF ADJUSTMENTS.

**APPROVED PLANNED UNIT DEVELOPMENT**  
 Planning Commission  
 City of San Antonio  
 Date: Oct 4, 78  
 Chairman: *Margaret A. ...*  
 Secretary: *...*



SCALE: 1" = 30'

**YOSEMITE OAKS**  
 Final ~ P.U.D. Development Plan  
 Prepared for Scott McKay et.al.

YOSEMITE OAKS  
 FINAL P.U.D. DEVELOPMENT PLAN  
 PREPARED FOR SCOTT MCKAY et. al.

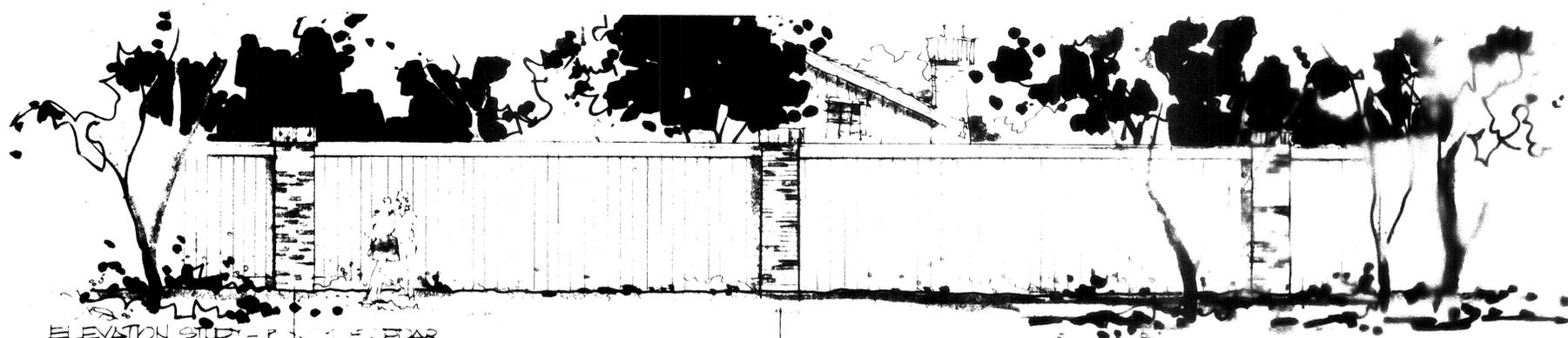
**HU ASSOCIATES**  
 1  
 2  
 # 47



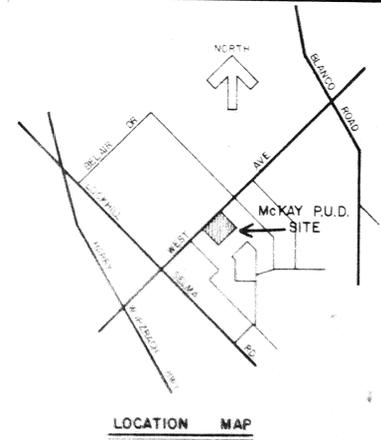
YOSEMITE OAKS  
FINAL P.U.D. DEVELOPMENT PLAN  
PREPARED FOR SCOTT MCKAY et. al.

HARRY JEWETT ASSOCIATES  
ARCHITECTS  
PLANNERS  
ENGINEERS  
1800 Plaza West  
San Antonio

JOB NO. 7701  
DATE: OCT. 27, 1977  
DRAWN BY:  
E  
ASSOCIATES  
SHEET 2  
OF 2

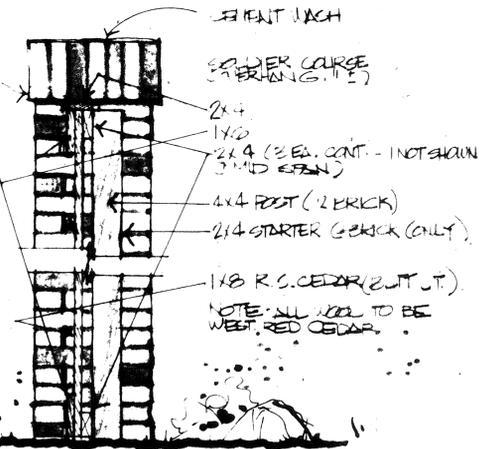


ELEVATION STUDY - WEST AVENUE  
1/4" = 1'-0"  
SELECTED WALL

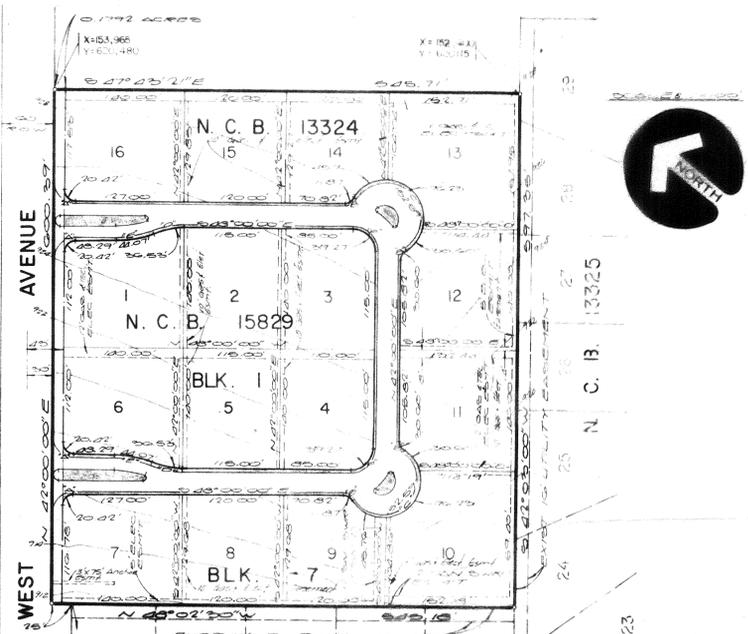


LOCATION MAP

CC - EARTH JACK  
CRICK LOTS OF  
"KINSE" ROCKS.



SECTION - BRICK PILASTERS  
SCALE: 1" = 1'-0"



**GENERAL NOTES**

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**UNIT SIZE**  
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3-5 bedrooms, 3-4 baths  
Average lot size 0.400

**AREA BREAKDOWN**  
Total Area - 7.33 Acres  
Total Lots - 16  
Private Street R. O. W. - 1.172 Acres (COMMON AREA)  
Area of Paved Drives - 0.911 Acres

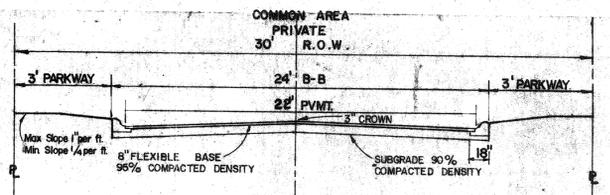
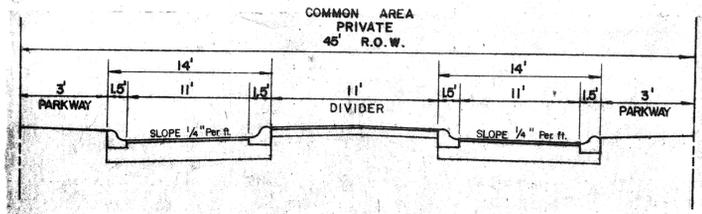
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Floor Area - 64,000 square feet  
Floor Area Ratio - 0.200  
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Open Space Ratio - 3.489  
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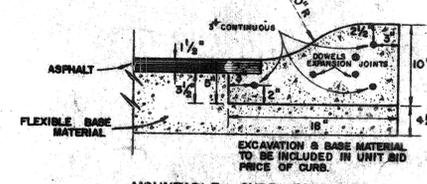
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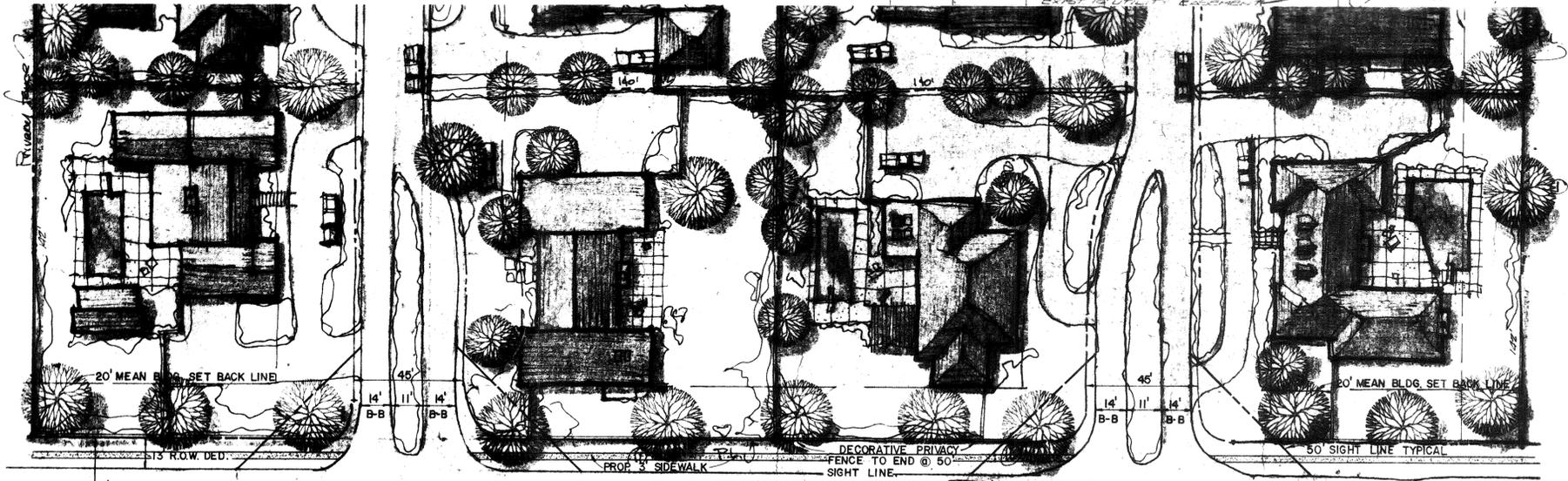
NO PARKING ALLOWED ON PRIVATE STREETS.



PRIVATE STREET SECTION



MOUNTABLE CURB FOR PRIVATE STREET SYSTEM



SIGHT LINE CLEARANCE PLAN



SCALE: 1" = 30'

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