City of San Antonio, Texas

Planning and Development Services Department

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LAND DEVELOPMENT
SERVICES DIVISION

November 24, 2008

Quest Homes Inc.
7245 Bandera Rd.
San Antonio, TX 78228

RE: TimberCreek #59

To Whom It May Concern:

The Planned Unit Development Plan (PUD), TimberCreek #59, 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 Donna Schueling at (210) 207-5016.

Sincerely,

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

CANYON RIDGE DRIVE

TENNIS

POOL

FOOTBRIDGE

MAN-MADE LAKE

WALKING & JOGGING TRAIL

TENNIS

POOL

FOOTBRIDGE

TENNIS

LAKE

HICKORY GROVE DRIVE

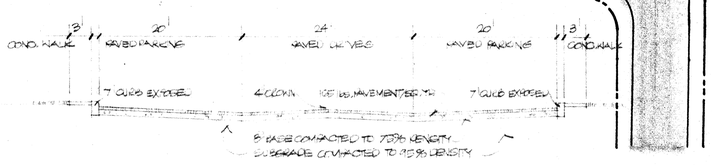
TIMBERCREEK DRIVE

Fire Hydrants

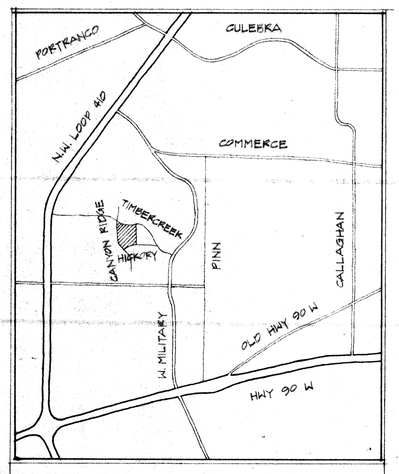
STARHAVEN DRIVE

NORTH

734 737 740



TYPICAL DRIVE SECTION W/PARKING BOTH SIDES 1"=10'



VICINITY MAP

PROJECT DESCRIPTION

PHASE I
- UNIT "A" = 53
- UNIT "B" = 28
- TOTAL 81

PHASE II
- UNIT "A" = 56
- UNIT "B" = 46
- TOTAL 102

PHASE III
- UNIT "A" = 45
- UNIT "B" = 34
- TOTAL 79

TOTAL UNITS
- UNIT "A" = 154
- UNIT "B" = 108
- TOTAL 262

P.U.D. SUBDIVISION DATA

LAND USE INTENSITY: P-1; R-6
F.A.R. .492 O.S.R. 1.5 L.S.R. .84

1. FLOOR AREA	326,080	SQ. FT.
2. LAND AREA	1,037,973	" "
3. FLOOR AREA ALLOWED	540,203	" "
4. BUILDING AREA	165,811	" "
5. UNCOVERED OPEN SPACE	932,162	" "
6. COVERED OPEN SPACE	47,160	" "
7. OPEN SPACE	955,742	" "
8. OPEN SPACE REQ.	489,120	" "
9. UNCOVERED CAR AREA	179,800	" "
10. LIVABILITY SPACE	775,942	" "
11. LIVABILITY SPACE REQ.	273,907	" "
12. RECREATION SPACE	29,400	" "
13. RECREATION SPACE RATIO	.0718	
14. OCCUPANT CAR SPACES	524	

NOTE: UNIT "A" = 2 STORY, 3 BR, 2½ BATH 360 SQ. FT. (20 x 34')
UNIT "B" = 2 STORY, 2 BR, 2½ BATH, 0 SQ. FT. (15 x 20')

SCALE - ONE INCH = 40 FEET

TED R. TRAUTNER AIA
ARCHITECT SAN ANTONIO, TEXAS
4204 GARDENDALE SUITE 106 512-690-9566

PRELIMINARY PLAN OF DEVELOPMENT
APPROVED
Planning Commission ☑
Zoning Commission ☐
City of San Antonio
Date 8-8-79 Chairman Robert R. Hitchcock

TIMBERCREEK TOWNHOUSES
PLANNED-UNIT DEV. PRELIM