



City of San Antonio, Texas
Planning and Development Services Department

DEVELOPMENT SERVICES
RECEIVED

2008 DEC 10 PM 12:49

December 2, 2008

Denton Development Co. Inc.
8103 Broadway
San Antonio, TX 78209

RE: Spring Creek Forest Unit 4 #77

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Spring Creek Forest Unit 4 #77, is no longer valid in accordance with **Unified Development Code Sec. 35-2110. Time limit:**

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 Donna Schueling at (210) 207-5016.

Sincerely,

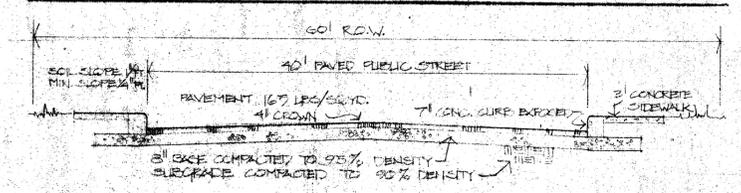
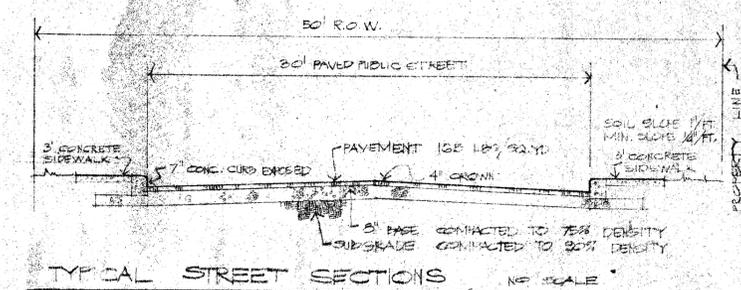
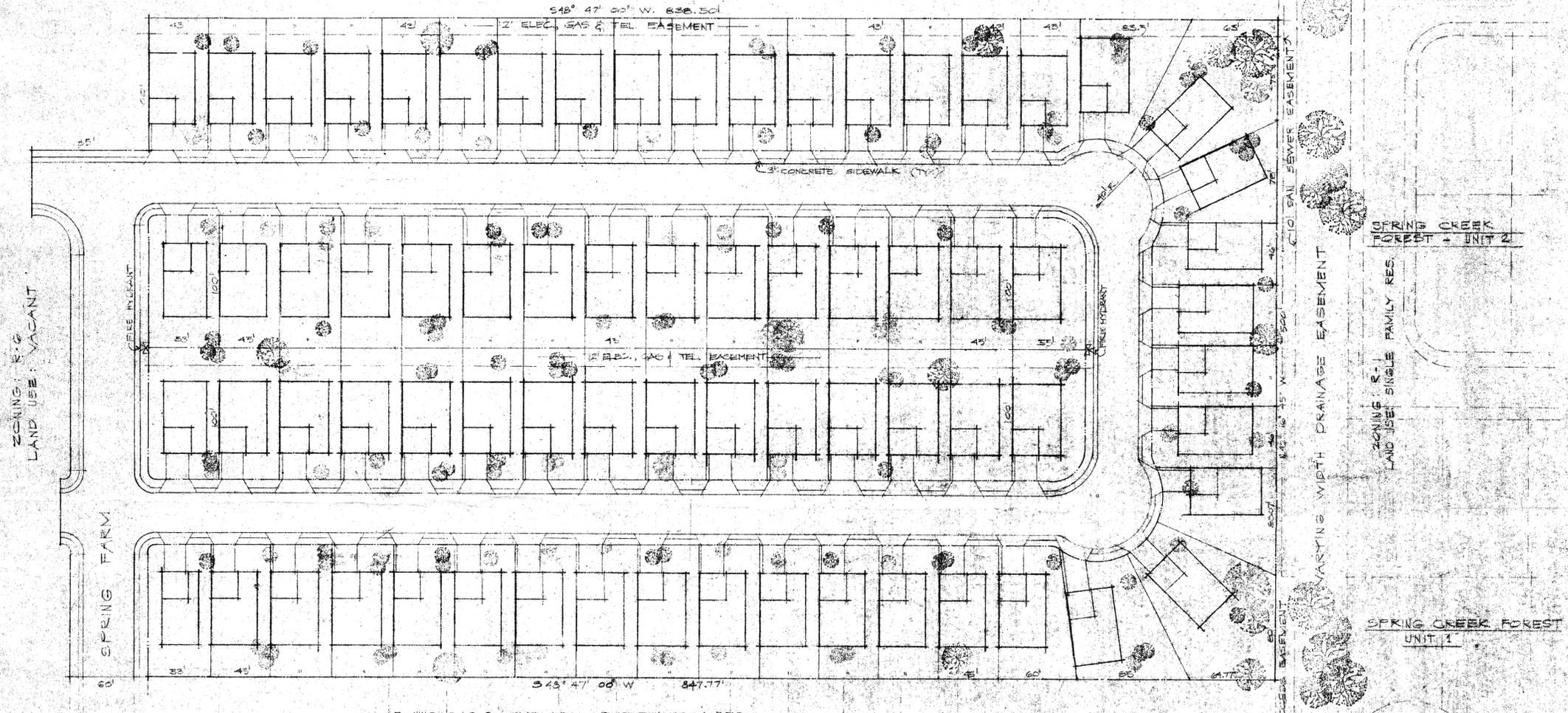
Fernando J. Deleón, P.E.
Assistant Director,
Planning and Development Services Department
Land Development Division

ZONING: R-6 LAND USE: VACANT

548' 47" 00" W. 838.501

ZONING: R-1-R-6 LAND USE: SINGLE FAMILY RES.

SPRING CREEK FOREST - UNIT 3



**APPROVED
PLANNED UNIT DEVELOPMENT**

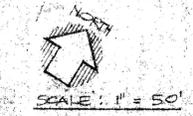
Planning Commission
City of San Antonio
Date: 9-8-82 Chairman: [Signature]

LAND USE INTENSITY

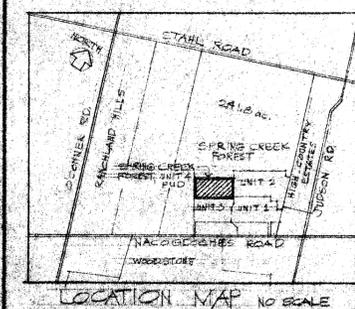
FAIR	.492	OFR	1.5	LSR	1.84
LAND AREA	149,400				
FLOOR AREA	104,400				
FLOOR AREA ALLOWED	221,100				
BUILDING AREA	136,080				
UNCOVERED OPEN SPACE	318,329				
COVERED OPEN SPACE	7				
TOTAL OPEN SPACE	318,336				
OPEN SPACE REQ'D	165,300				
UNCOVERED CAR AREA	105,194				
GARAGE AREA	81,680				
LIVABILITY SPACE	208,135				
LIVABILITY SPACE REQ'D	87,696				
COUPANT CAR SPACES	141				
LIVING UNITS	72				
RECREATION SPACE	0				
RECREATION SPACE RATIO	0				
LAND AREA (ACRES)	10.22				
NO. OF LOTS	72				
TYP. LOT SIZE	45X100				
TYP. STREET WIDTH	30'				

NOTE: THE FRONT BUILDING SETBACK OF THE GARAGE OF EACH FRONT-LOADING GARAGE UNIT SHALL BE TWENTY (20) FEET FROM THE PROPERTY LINE.

SEWERAGE SHALL NOT BE INSTALLED IN SUCH A MANNER THAT CONFLICTS WITH EXISTING POWER LINES, TELEPHONE POLES, FIRE HYDRANTS, TRAFFIC/SIDEWALK SIGNS, MAILBOXES, ETC. AND MUST MAINTAIN A MIN. UNOBSTRUCTED WIDTH OF 3 FEET.



FINAL PLAN Spring Creek Forest Unit 4 p.u.d. GARDEN HOMES



FINAL PLAN - SPRING CREEK FOREST UNIT 4 P.U.D.
OAK HOLLOW CORPORATION
8123 BRADWAY 828-121

WENDELL DAVIS & ASSOCIATES
planning and development consultants
SAN ANTONIO, TEXAS 512/824-6333

#77