City of San Antonio, Texas

Planning and Development Services Department

December 2, 2008

DEVELOPMENT SERVICES
RECEIVED
2008 DEC 10 PM 12:49

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

RE: River Bend & Camino Real #79

To Whom It May Concern:

The Planned Unit Development Plan (PUD), River Bend & Camino Real #79, is no longer valid in accordance with **Unified Development Code Sec. 35-2110.** ***Time limit***: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 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

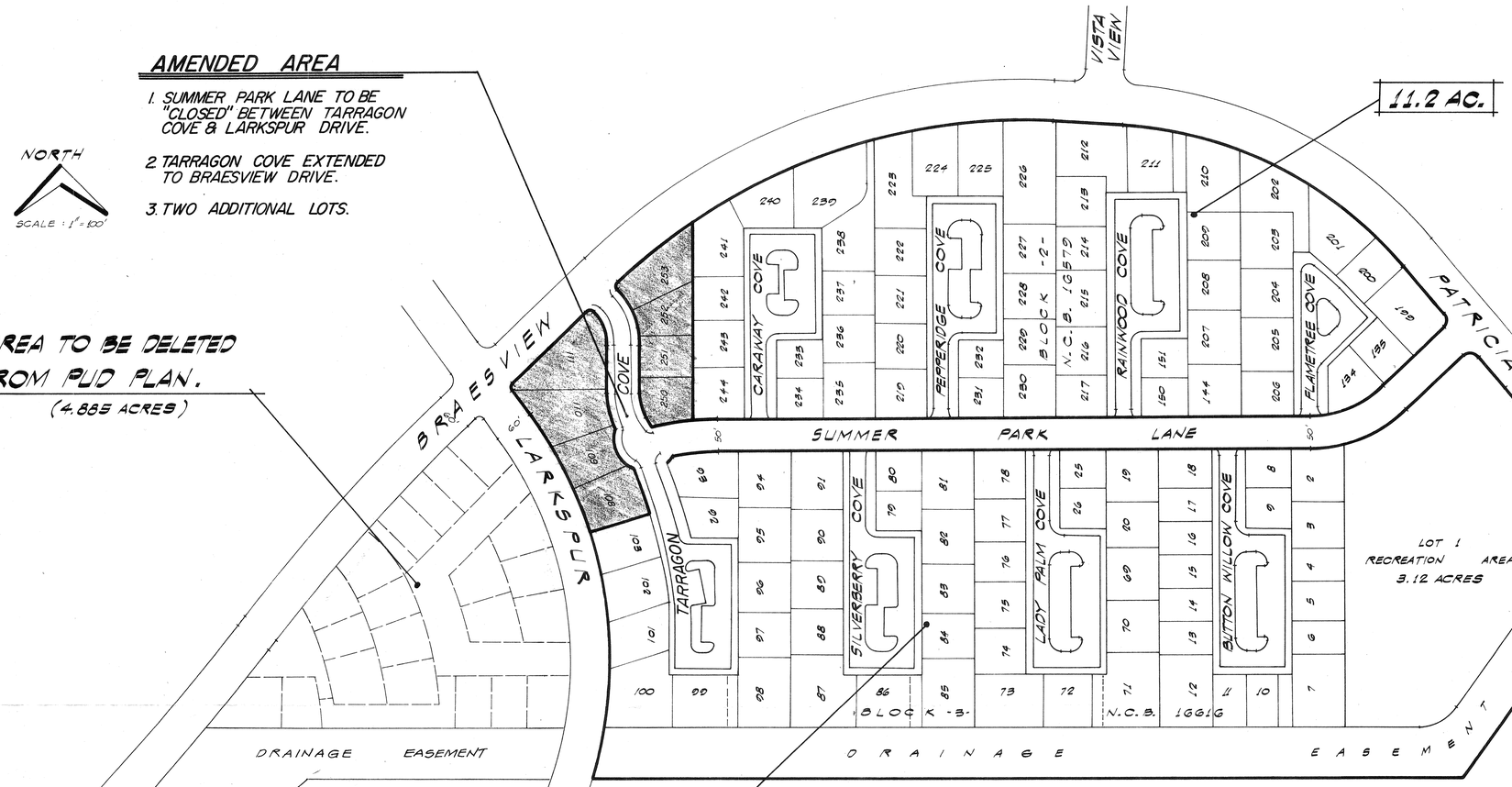
AMENDED AREA

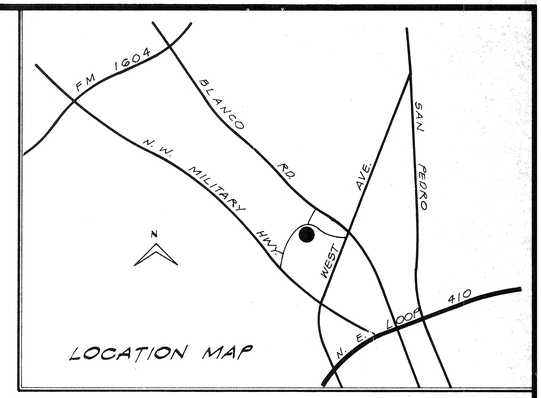
1. SUMMER PARK LANE TO BE "CLOSED" BETWEEN TARRAGON COVE & LARKSPUR DRIVE.
2. TARRAGON COVE EXTENDED TO BRAESVIEW DRIVE.
3. TWO ADDITIONAL LOTS.

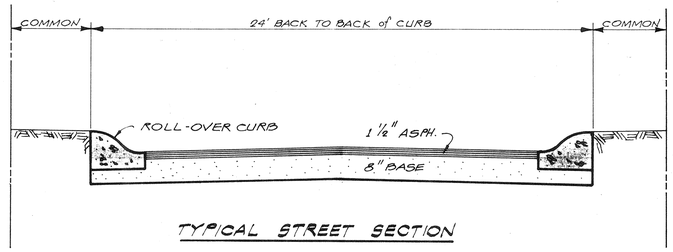
NORTH

SCALE : 1" = 100'

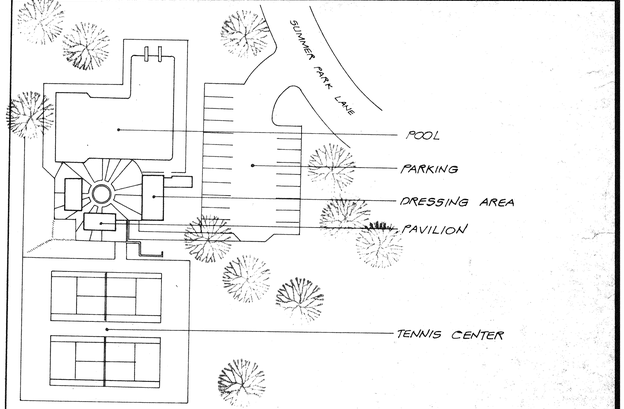
AREA TO BE DELETED FROM PUD PLAN.
(4.885 ACRES)



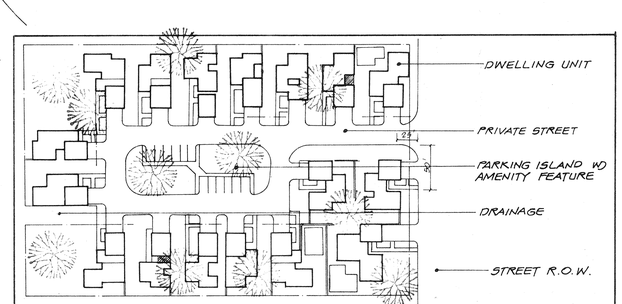




TYPICAL STREET SECTION



RECREATION CENTER



TYPICAL CLUSTER

GENERAL NOTES

NOTES
- SUMMERHILL PUD 28.3 AC. PUD-1 (R-3).
- VISION CLEARANCE AS REQUIRED BY CITY ORDINANCE AT ALL INTERSECTIONS.
- ALL ADJACENT AREAS ZONED R-3.

UNIT SIZE
- AVERAGE SIZE 1900 S.F.
- ENCLOSED 2 CAR GARAGES.
- AVERAGE LOT SIZE 5000 S.F.
- 2, 3, 4 BEDROOMS, 2-3 BATHS

AREA BREAKDOWN

- LOT AREA	16.28 AC	
- LOTS	112	
- DEDICATED STREET R.O.W.	1.63 AC.	
- PRIVATE STREET R.O.W.	5.68 AC.	
- COMMON AREA (1)	3.12 AC.	
- DRAINAGE EASEMENT	3.22 AC.	

LAND USE INTENSITY

- DWELLING UNITS	112
- GROSS DENSITY	4.0 DU/AC
- MAXIMUM ALLOWABLE DENSITY	33.0 DU/AC
- FLOOR AREA	212,800 S.F.
- FLOOR AREA RATIO	0.28
- MAX. ALLOWABLE FAR	0.65
- LIVABILITY SPACE	18.07 AC.
- LIVABILITY SPACE RATIO	2.7
- MIN. ALLOWABLE LSR	0.61
- OPEN SPACE (2)	20.78 AC.
- OPEN SPACE RATIO	4.3
- MIN. ALLOWABLE OSR	1.1

(1) NOT INCLUDING COMMON AREA IN SAFETY LANES.
(2) NOT INCLUDING 1/2 BRAESVIEW + PATRICIA DR.

SUMMERHILL

PRELIMINARY

PUD DEVELOPMENT PLAN AMENDED

JULY 1984

#79-203