



# City of San Antonio, Texas

Planning and Development Services Department

DEVELOPMENT SERVICES  
RECEIVED

2008 DEC 10 PM 12:49

December 3, 2008

Pape-Dawson Engineers  
555 E. Ramsey  
San Antonio, TX 78216

RE: Elm Creek Unit 9 #85

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Elm Creek Unit 9 #85, is no longer valid in accordance with **Unified Development Code Sec. 35-2110. Time limit:**

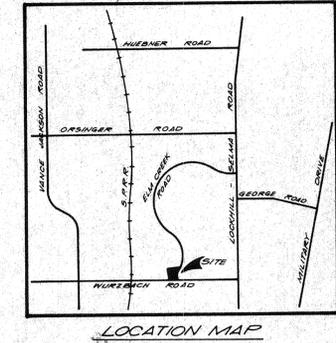
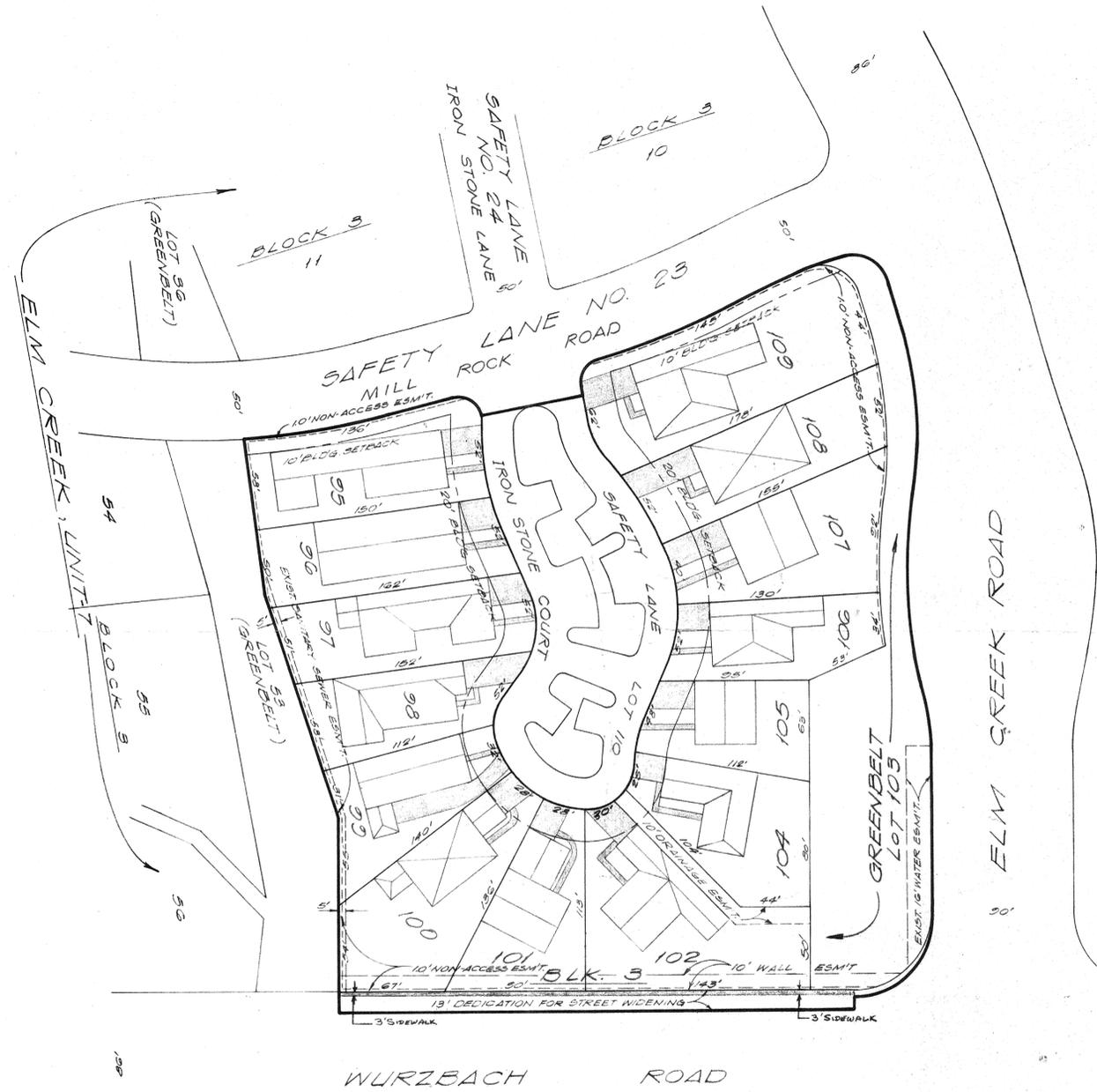
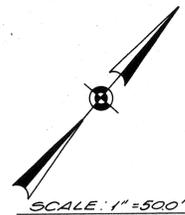
*An approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is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

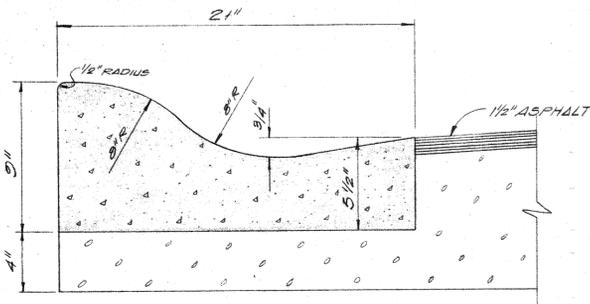
Fernando J. Deleón, P.E.  
Assistant Director,  
Planning and Development Services Department  
Land Development Division



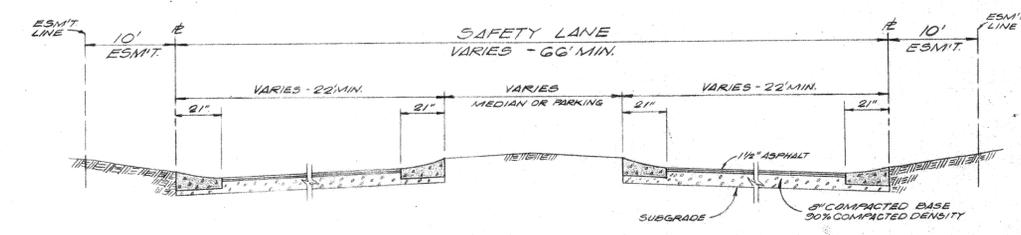
**LOT SIZES**

LOT NO.	AREA
95	9,009 SQ. FT.
96	7,811 SQ. FT.
97	8,054 SQ. FT.
98	6,484 SQ. FT.
99	6,565 SQ. FT.
100	9,367 SQ. FT.
101	6,852 SQ. FT.
102	11,601 SQ. FT.
103	20,820 SQ. FT.
104	7,701 SQ. FT.
105	5,662 SQ. FT.
106	6,490 SQ. FT.
107	8,761 SQ. FT.
108	8,338 SQ. FT.
109	13,396 SQ. FT.
SAFETY LANE	21,938 SQ. FT.

**APPROVED  
PLANNED UNIT DEVELOPMENT**  
 Planning Commission  
 City of San Antonio  
 Date: *April 21, 1982* Chairman: *William J. ...*



CURB & GUTTER DETAIL



TYPICAL STREET SECTION

**TOTAL AREA OF PROPOSED PROJECT**

3.765 ACRES = 164,003 SQ. FT.  
 PROPOSED 14 SINGLE FAMILY RESIDENCE LOTS,  
 APPROXIMATELY 2800 SQ. FT. FLOOR AREA EACH. LOT SIZES VARY  
 MINIMUM WIDTH: 25.0'; 3.7 LOTS PER ACRE  
 MINIMUM SIZE: 6,484 SQ. FT.

PROPOSED PROJECT  
 39,650 SQ. FT. PROPOSED FLOOR AREA  
 113,153 SQ. FT. PROPOSED OPEN SPACE  
 33,253 SQ. FT. LIVABILITY SPACE

REQUIRED BY P.U.D. ORDINANCE  
 ALLOWABLE FLOOR AREA (F.A.) = 154,491 SQ. FT.  
 REQUIRED OPEN SPACE (O.S.) = 59,475 SQ. FT.  
 REQUIRED LIVABILITY SPACE (L.S.) = 33,300 SQ. FT.

REVISIONS  
 FINAL 7/29/82



**PAPE DAWSON ENGINEERS**  
 CIVIL & ENVIRONMENTAL  
 SAN ANTONIO, TEXAS 78217  
 512-825-8484  
 8319 BROADWAY

ELM CREEK, UNIT-9 P.U.D.  
 FINAL

JOB NO. 133202  
 DATE AUGUST, 1981  
 DRAWN E.A.S.  
 SHEET 1 OF 1