



City of San Antonio, Texas

Planning and Development Services Department

December 3, 2008

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

RE: Elm Creek Unit 8 #88

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Elm Creek Unit 8 #88, is no longer valid in accordance with **Unified Development Code Sec. 35-2110.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.

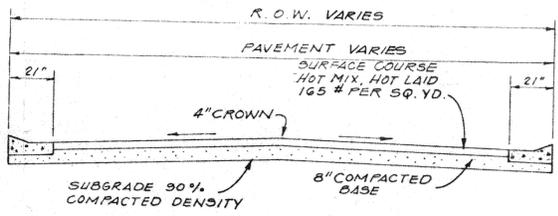
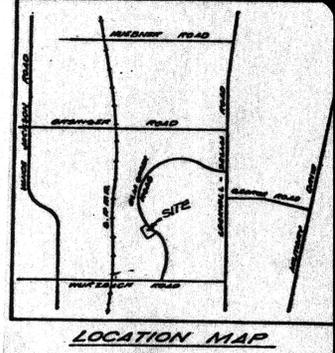
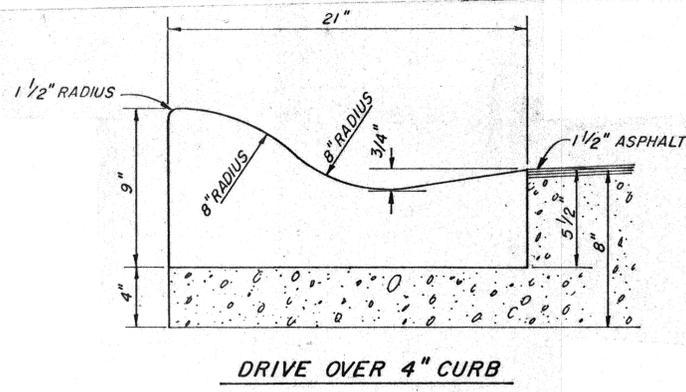
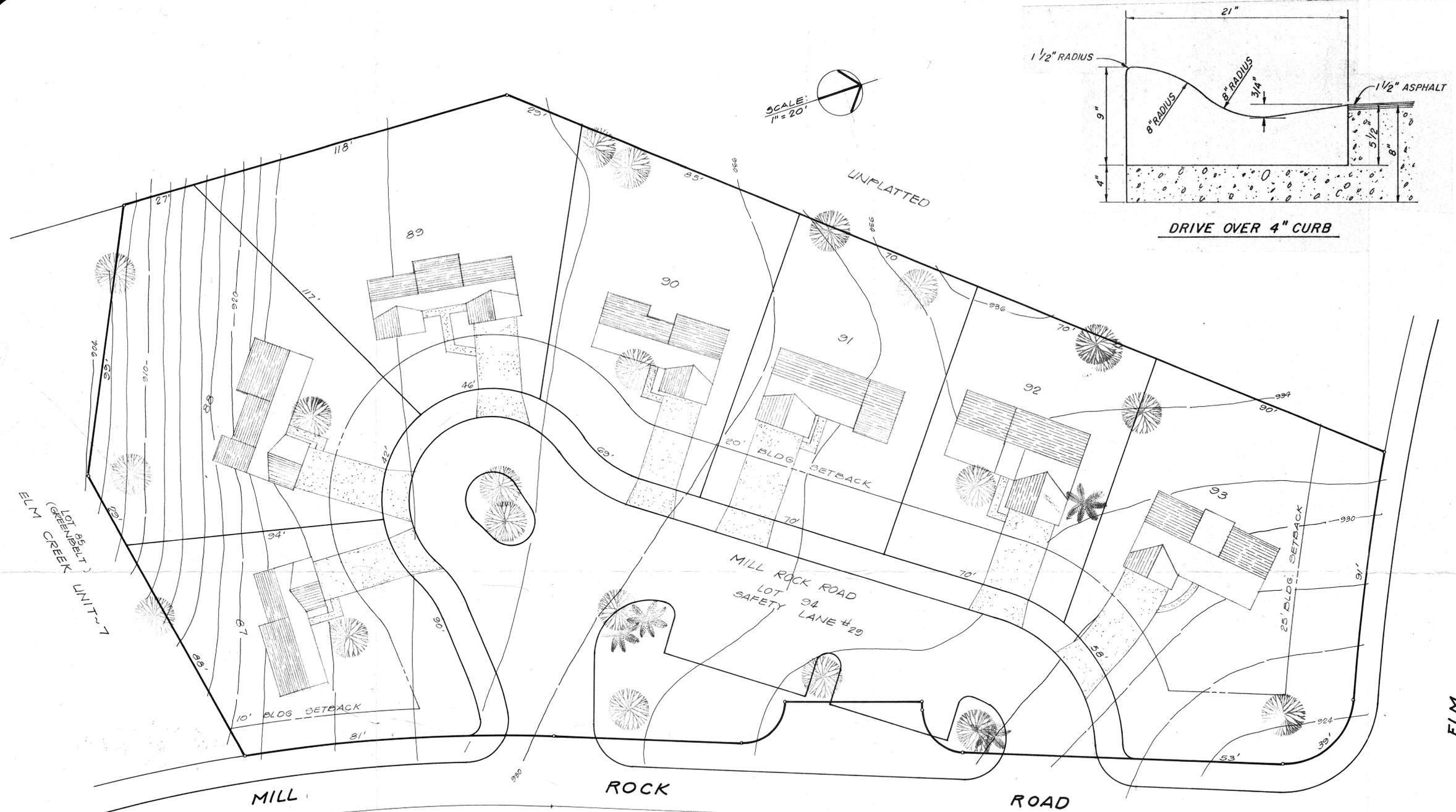
Sincerely,

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

2008 DEC 10 PM 12:49

DEVELOPMENT SERVICES
RECEIVED

AF 205948



TYPICAL STREET SECTION

IRON STONE LANE

ELM CREEK LANE UNIT ~ 7

TOTAL AREA OF PROPOSED PROJECT

1.892 ACRES = 82423 SQ. FT.
 PROPOSED 7 SINGLE FAMILY RESIDENCE LOTS
 APPROXIMATELY 3000 SQ. FT. FLOOR AREA EACH LOT SIZES VARY
 MINIMUM WIDTH: 70'-0" = 4.9 LOTS PER ACRE
 MINIMUM SIZE 7000 SQ. FT.
 PROPOSED PROJECT
 7 X 3000 = 21,000 SQ. FT. PROPOSED FLOOR AREA
 = 57,317 SQ. FT. PROPOSED OPEN SPACE
 = 39,317 SQ. FT. LIVABILITY SPACE
 REQUIRED BY P.U.D. ORDINANCE
 ALLOWABLE FLOOR AREA (F.A.) = 42,468 SQ. FT.
 REQUIRED OPEN SPACE (O.S.) = 31,500 SQ. FT.
 REQUIRED LIVABILITY SPACE (L.S.) = 17,640 SQ. FT.

APPROVED PLANNED UNIT DEVELOPMENT

Planning Commission
 City of San Antonio
 Date: _____ Chairman: *William Johnson*

LOT SIZE

LOT N ^o	AREA
87	7,422 SQ. FT.
88	10,386 " "
89	9,735 " "
90	7,970 " "
91	7,388 " "
92	7000 " "
93	12,306 " "
94	20,216 SQ. FT. (SAFETY LANE)

REVISIONS:



PAPE-DAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL
 SAN ANTONIO, TEXAS 78217
 3310 BROADWAY
 512-524-9484

ELM CREEK UNIT ~ 8
 P.U.D.
 FINAL

JOB NO. 1339-08
 DATE OCT., 1981
 DRAWN J.C.
 SHEET 1 OF 1

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