



City of San Antonio, Texas
Planning and Development Services Department

December 4, 2008

Denton Development
8103 Broadway
San Antonio, TX 78209

RE: Oakwell Farms Unit 2 #100

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Oakwell Farms Unit 2 #100, is no longer valid in accordance with **Unified Development Code Sec. 35-2110.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

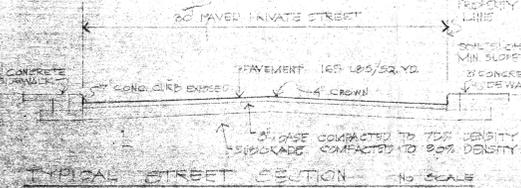
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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

LAND USE INTENSITY

P.A.R. # 1257	CO. CR. # 213	L.S.S. # 1719
FLOOR AREA	453,200 sq. ft.	
LAND AREA	40,846 ACRES	1,773,250 sq. ft.
FLOOR AREA ALLOWED	503,528	
BUILDING AREA	582,080	
UNCOVERED OPEN SPACE	1,237,172	
COVERED OPEN SPACE	20,600	
TOTAL OPEN SPACE	1,257,772	
OPEN SPACE REQUIRED	1,887,750	
UNCOVERED CAR AREA	224,000	
REARAGE AREA	8,800	
INABILITY SPACE	815,755	
INABILITY SPACE REQUIRED	1,174,552	
RECREATION SPACE	-	
RECREATION SPACE RATIO	-	
OCCUPANT CAR SPACES	412	
NUMBER OF LIVING UNITS	200	
NUMBER OF LOTS	207	
TYPICAL LOT SIZE	50, 50, 22 x 105	
TYPICAL 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.



OKWELL FARMS UNIT 2 FINAL PUD PLAN



WENDELL DAVIS & ASSOCIATES
Planning and development consultants
SAN ANTONIO, TEXAS 78204-6333

#100

