



City of San Antonio, Texas

Planning and Development Services Department

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LAND DEVELOPMENT
SERVICES DIVISION

December 10, 2008

Glen Westrom
10127 Morocco #132
San Antonio, TX 78216

RE: Woodlawn Hills #106

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Woodlawn Hills #106, is no longer valid in accordance with **Unified Development Code Sec. 35-2110.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.

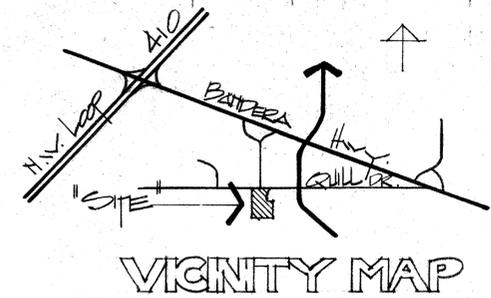
If you have any questions regarding this matter, contact Donna Schueling at (210) 207-5016.

Sincerely,

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



SCALE: 1" = 50'



VICINITY MAP

PRELIMINARY PLAN

PRELIMINARY PLAN OF DEVELOPMENT
APPROVED
 Planning Commission
 Zoning Commission
 City of San Antonio
 Date: _____ Chairman: _____

LEGAL:

2.727 AC. OUT OF TRACT 44, Block "C"
 NCB 11520, WOODLAND HILLS SUB.,
 BEXAR COUNTY, TEXAS.

LAND USE INTENSITY DATA

TOTAL OF 20 D.U.'S	
ACTUAL TOTAL FLOOR AREA	24,000 # *
ALLOWABLE FLOOR AREA	33,617 #
ACTUAL OPEN SPACE	85,980 #
REQUIRED OPEN SPACE	62,400 # **
ACTUAL LIVEABILITY SPACE	59,968 # ***
LIVEABILITY SPACE REQUIRED	40,800 # **
ALLOWABLE DENSITY	8 D.U.'S/AC.
ACTUAL DENSITY	7.33 D.U.'S/AC.

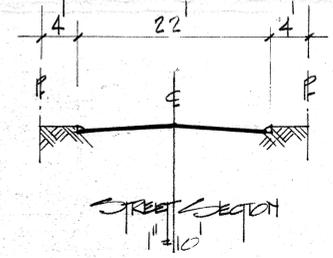
* **Notes:** (1) BASED UPON AVERAGE DWELLING UNIT SIZE OF 1200 #
 ** (2) DOES NOT INCL. ALLOWABLE BENEFITS.
 *** 26,020 # FOR DRIVEWAYS, STREETS, & PARKING (UNCOVERED).

PREPARED FOR: RACHEL C. WEBBERT

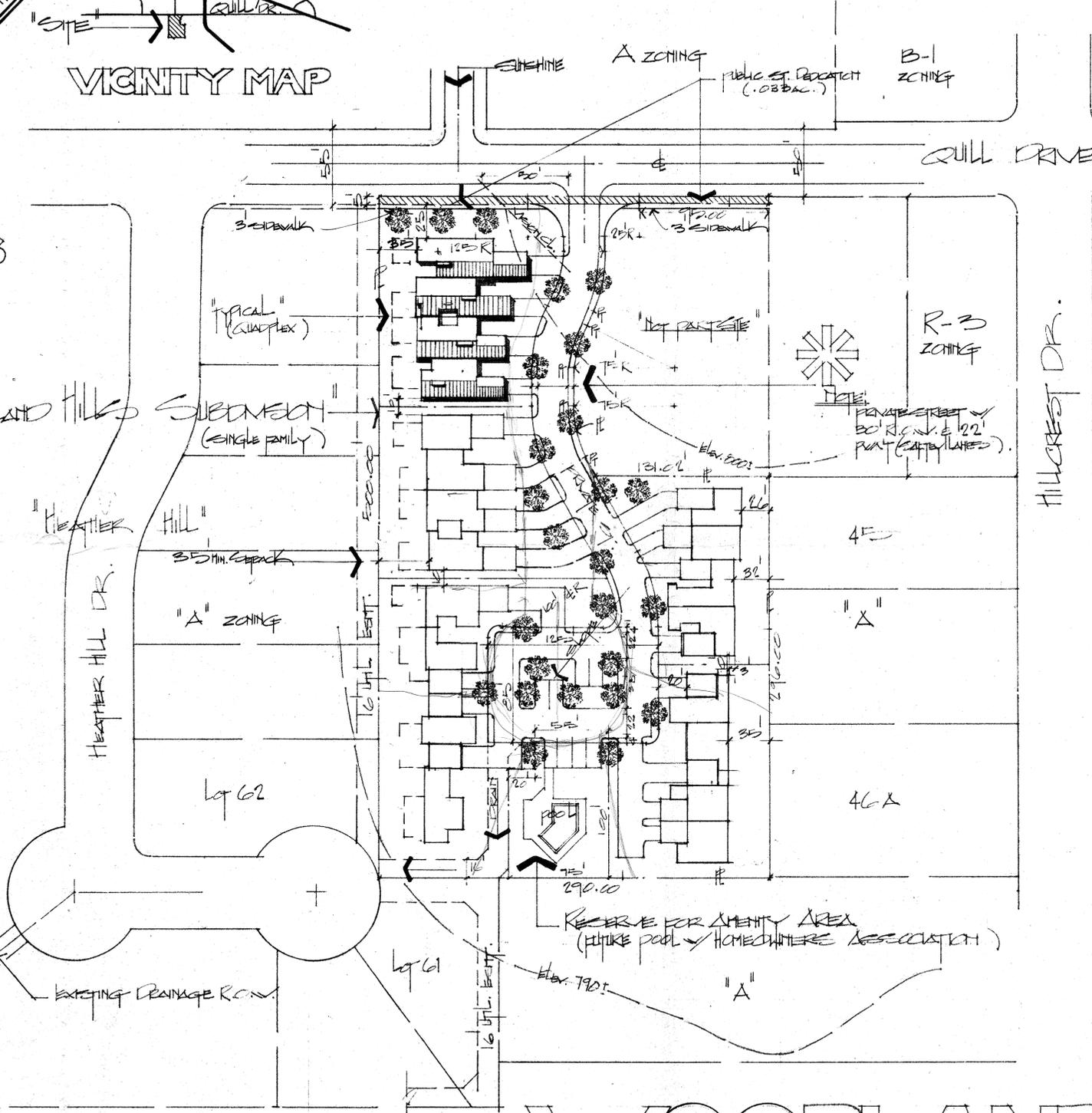
JEFF J. WESTON
 PLANNING & ZONING CONSULTANT
 San Antonio, Texas
 Rev. 7/82

GENERAL NOTES

1. CONCEPT IN REFERENCE TO TOPOGRAPHY, HYDROGRAPHY, & RELATED LAND USE.
2. SUBJECT TO REFINEMENT & PLANNING.
3. ALL GARAGES $\sqrt{MIN. 20'}$ SEPARATE.
4. SINGLE FAMILY USE $\sqrt{BLOG. GROUPS}$.



WOODLAND HILLS SUBDIVISION (SINGLE FAMILY)



WOODLAND HILLS PUD PUD 1 - R-1 PLAN