Plan #153

NOTE: This PUD Plan, reference original approval number 153, dated December 7, 1983 has been modified. North of Oakwell Farms Parkway, 53 originally planned and platted semi-attatched garden home lots are proposed to be consolidated into a revised total of 38 garden home lots, as shown by this drawing.

As approved by the Director of Planning: D Pauly by R.V.

Date: 2/7/94

Key	Lot	Block	N.C.B.	Owner	Mailing Address
1.	59	10	17500	Susan Moulton	2 Thornhurst, San Antonio, 78218
2.	———	———	UNPLATTED	Oakwell Farms Corporation	3330 Oakwell Ct., Suite 120, San Antonio, 78218
3.	14	2	17274	Denton Development Co., Inc.	3330 Oakwell Ct., Suite 110, San Antonio, 78218
4.	13	2	17274	Denton Development Co., Inc.	3330 Oakwell Ct., Suite 110, San Antonio, 78218
5.	12	2	17274	William Eugene Powell	19 Bitterblue San Antonio, 78218
6.	11	2	17274	Willaim Eugene Powell	19 Bitterblue San Antonio, 78218
7.	1	1	12165	Sunset Memorial Gardens	1701 Austin Highway, San Antonio, 78218
8.	———	———	UNPLATTED	Oakwell Farms Corporation	3330 Oakwell Ct., Suite 120, San Antonio, 78218
9.	10	2	11849	El Chaparral Apartments	3819 Harry Wurzbach, San Antonio, 78209
10.	7	1	12164	OAKWELL FARMS CORPORATION	3330 OAKWELL CT., SUITE 120, SAN ANTONIO, 78218

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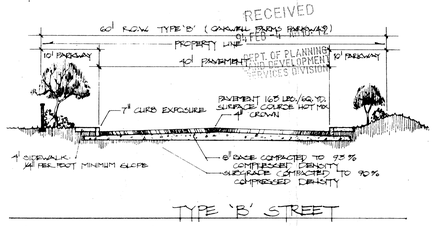
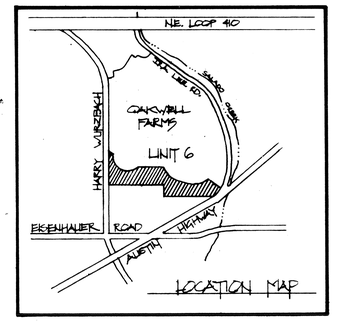


TYPE 'B' STREET

RESIDENTIAL STREET

DIFFERENTIAL LANE HEIGHT BOULEVARD



LOCATION MAP

LAND USE INTENSITY

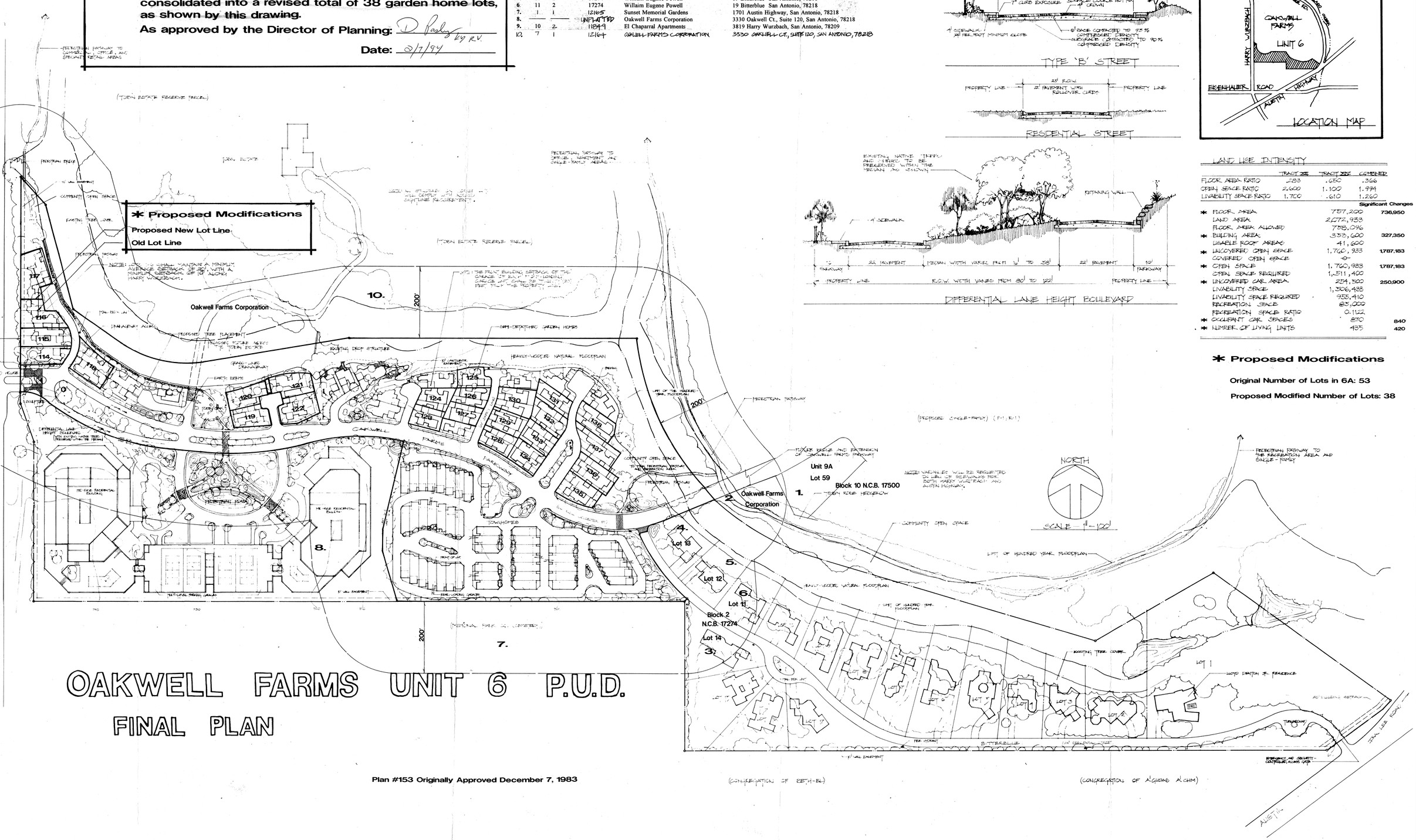
	TRACT 1	TRACT 2	COMBINED
FLOOR AREA RATIO	.283	.650	.366
OPEN SPACE RATIO	2.600	1.100	1.994
LIVABILITY SPACE RATIO	1.700	.610	1.260

			Significant Changes
*	FLOOR AREA	757,200	736,950
	LAND AREA	2,672,938	
	FLOOR AREA ALLOWED	788,096	
*	BUILDING AREA	352,600	327,350
	USABLE ROOF AREAS	41,600	
*	UNCOVERED OPEN SPACE	1,760,933	1,787,183
	COVERED OPEN SPACE	-0-	
*	OPEN SPACE	1,760,933	1,787,183
	OPEN SPACE REQUIRED	1,511,400	
*	UNCOVERED CAR AREA	234,300	250,900
	LIVABILITY SPACE	1,306,433	
	LIVABILITY SPACE REQUIRED	955,410	
	RECREATION SPACE	85,000	
	RECREATION SPACE RATIO	0.1122	
*	OCCUPANT CAR SPACES	870	840
*	NUMBER OF LIVING UNITS	435	420

*** Proposed Modifications**

Original Number of Lots in 6A: 53

Proposed Modified Number of Lots: 38



OAKWELL FARMS UNIT 6 P.U.D.

FINAL PLAN

Plan #153 Originally Approved December 7, 1983

Oakwell Farms Unit 6A P.U.D. Amended Plan

January 31, 1994
January 19, 1994

Dixie Watkins III & Associates
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Natural & Cultural Resource Management
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